



## Condominium Development Land in Acre 21

Acre 21 is a community retail site anchored by Save-On-Foods, Sherwood Co-Op Gas Bar, Dollarama, and Shoppers Drug Mart. There is an array of dining options and a unique shopping experience not replicated by big box stores or online shopping. Easily accessible by the surrounding pathways, this pedestrian friendly 21-acre site is the community hub of the neighbourhood. The land fronts onto the amenities of the pathways and a water feature and outdoor gathering areas.

Acre 21 offers a wide range of retail goods and services to the residents of the expanding southeast Regina neighbourhoods. Acre 21 is located within The Greens on Gardiner subdivision, which is completing its final phases. Immediately to the north is The Towns and Eastbrook subdivisions which is currently under development and will house an additional 25,000 people.



Asking Sale Price:  
\$1,200,000.00 Per Acre



Approx. 2.664 Acres  
(to be subdivided)



Land to be used  
for Condominium  
Development Only



Current Zoning:  
MLM - Mixed Large Market  
(To Be Changed)

**Garry Oledzki**

Sales &amp; Leasing

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**For further  
information**

avisonyoung.com

## Condominium Development Land For Sale

3771 Chuka Boulevard, Regina, SK S4V 3M1



## Property Profile

Civic Address	Site Size
3771 Chuka Boulevard	Approx. 2.664 Acres
Legal Description	Zoning
Block: F2	MLM - Mixed Large Market
Plan: 102253889	Possession
Ext: 0	Upon Closing

## Area Demographics\*

	<b>1,185</b> Households
	<b>2,853</b> Area Population
	<b>\$91,000</b> Median Household Income

\* 47062556 Saskatchewan Dissemination Area; 2021 Census data

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**Legend**

- City Boundary
- SE Neighborhood Plan Area Boundary

**Land Use Areas**

- Neighbourhood Area
- Mixed-Use (Retail/Employment) Special Study Area (Commercial/Residential)
- ER / Special Development Area
- Light & Medium Industrial Area
- Prestige Industrial Area
- Existing Development to Remain
- SE Bypass & Service Road Area

**Nodes / Corridors/Overlays**

- Potential Future NE Bypass Area
- Regional Retail Centre
- Community Hub
- Neighbourhood Hub
- Existing Neighbourhood Hub/ Focal Point
- Transit Hub

**Open Space System**

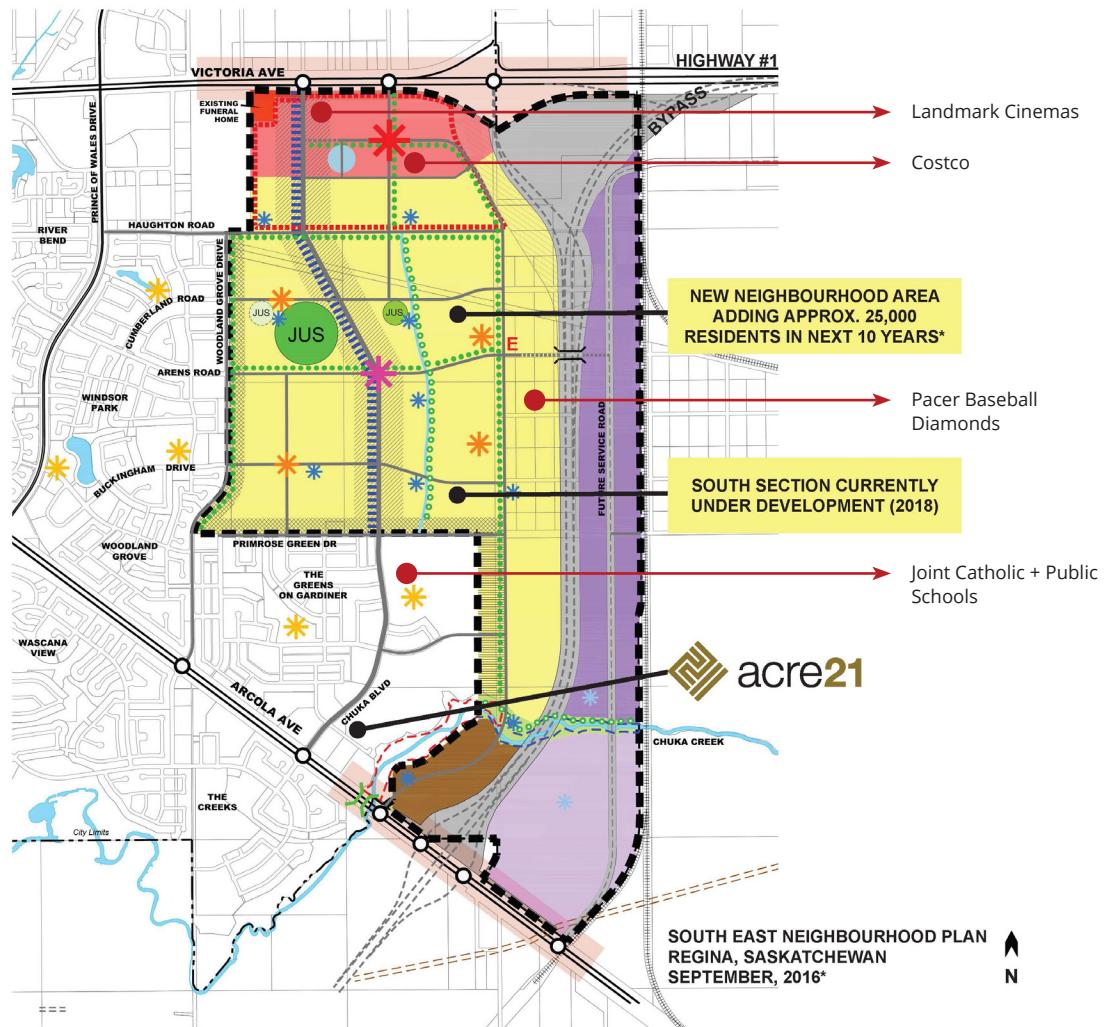
- Joint Use Site with High School / Zone Park
- Joint Use Site with Elementary School / Neighbourhood Park
- Potential Joint Use Site with Elementary School
- Neighbourhood Park / Stormwater Detention/ Retention
- Stormwater Detention/ Retention
- Approved Floodway
- Approximate Floodway
- Linear Stormwater Detention
- On-street Pathway
- Off-street Pathway
- Potential Pedestrian Underpass / Overpass

**Transportation Network**

- Highway
- Minor Arterial/Urban Boulevard
- Collector Road
- Potential Roadway Connection
- Major Intersection
- Potential Flyover

**Other**

- Regional Gateway
- Emergency Response Infrastructure
- High Pressure Gas Line R.O.W.



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