

Hanley Development

27-Acre Lot with Sale & Leasing Options

Lincoln Street & Highway 11
R.M. of Rosedale (near Hanley, SK)
www.cbre.ca/saskatchewan

Under Development 30 Minutes from Saskatoon



The Offering

Development Under Construction in Rosedale, SK

This is a **27-acre** development located at the intersection of **Lincoln Street & Highway 11** in the R.M. of Rosedale, adjacent to the growing town of Hanley. The development is currently planned for 2 phases of construction to result in **123,000 square feet** of space and will be offering individual units for sale and for lease. Bay sizes are flexible and will range from 500–7,500 SF for lease or 7,500 for sale or lease.

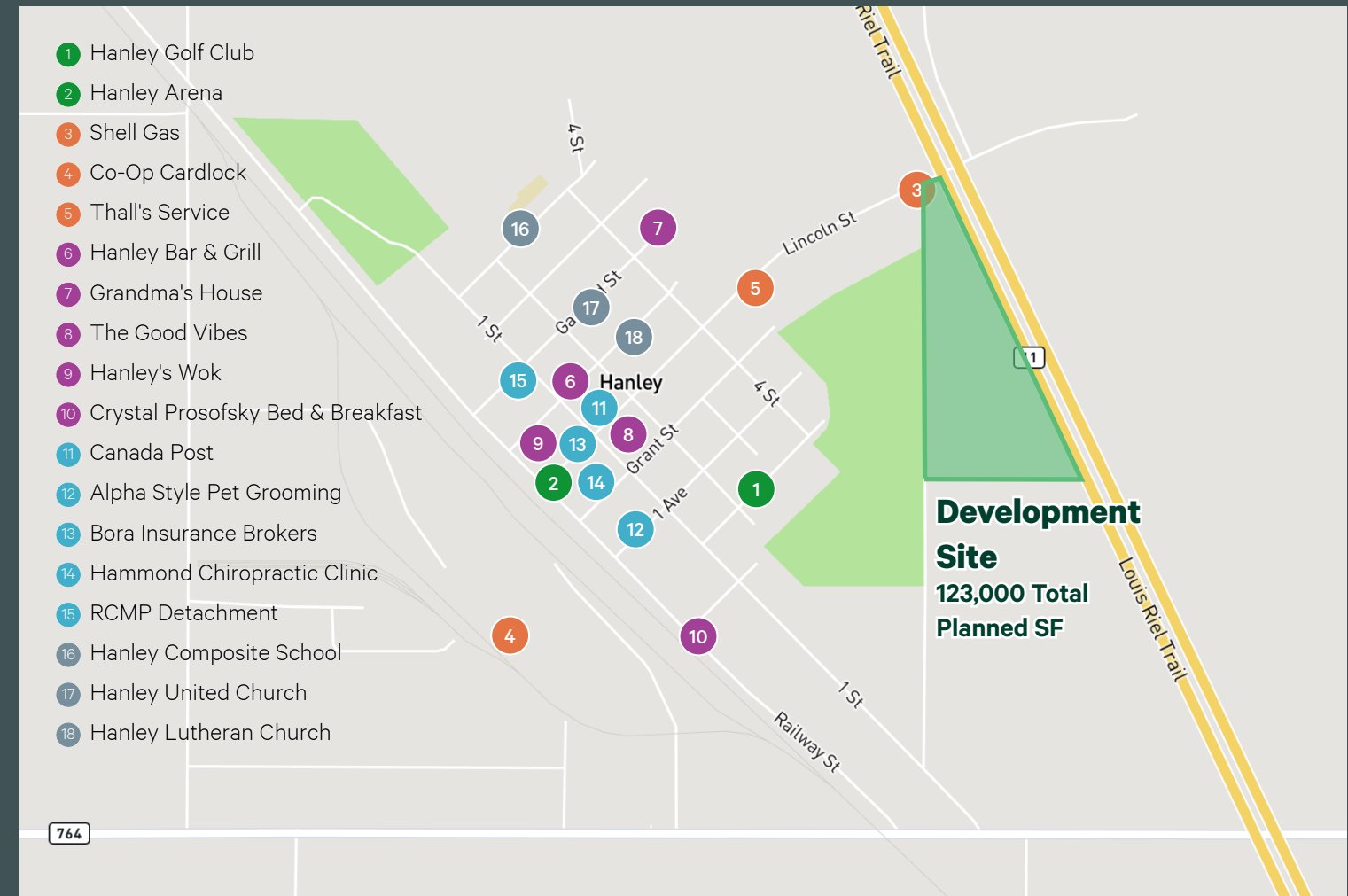
Hanley is just **30 minutes** south of Saskatoon, the booming central city of Saskatchewan currently approaching **400,000** in population, with its south **Costco Wholesale** location just **35 minutes** from the site. Access to the site is fast and convenient via **Highway 11**, a commonly travelled link between Saskatoon and Regina, offering 4 divided lanes the majority of its length. In addition to the town's proximity to Saskatchewan's largest city, plenty of smaller communities in the Hanley area will benefit significantly from a nearby hub for all of their needs.

\$205*

Sale Price PSF
*Up to 10 acres for \$200,000/acre

\$20

Asking Rent PSF



Royal Canadian Mounted Police

TOWN	DIST. TO HANLEY	DIST. TO SASKATOON
KENASTON	11 min. (19 km)	38 min. (69 km)
DUNDURN	12 min. (21 km)	17 min. (30 km)
DAVIDSON	28 min. (52 km)	55 min. (102 km)
OUTLOOK	36 min. (58 km)	55 min. (89 km)

Town of Hanley

Situated along **Highway 11 in the R.M. of Rosedale**, Hanley is an ideal location for highway travelers and local commuters making a stop as it lies along the **major double-lane highway** between Saskatoon and Regina. **Commuter communities** surrounding the area often travel to Saskatoon for its **south Costco location** and would benefit from a nearby destination for shopping and recreation, reducing the need to drive into the busy city.

Hanley itself is a bustling and spirited agricultural community. Notable businesses and amenities include **Shell Gas, Co-Op Cardlock, Hanley Composite School, Hanley Golf Club, Canada Post, Hanley Bar & Grill, Hammond Chiropractic Clinic**, and a **veterinary practice** currently recruiting new grads. A proposed **hockey tournament space with 6 rinks** with potential sponsorship from Tim Hortons is being reviewed. Hanley hosts a rodeo every June which has received great attendance to date. The town also offers a selection of restaurants, bars, and cafes, an RCMP detachment, churches, senior housing, pet grooming, and automotive services.

Hanley Development

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For Sale & Lease

Site Plan

The development will feature 3 marked access points with plenty of parking and 2 drive-thru lanes. The buildings will be separated with 15' gaps, to be later unified by false fronts. Construction will be completed in 2 phases, offering reduced financial risk and customization flexibility. A storm water pond is to be located at the rear of the site.

123K

Planned Building Area

26.8

Total Lot Size (Acres)

5K

Planned Dog Park Size (SF)

600

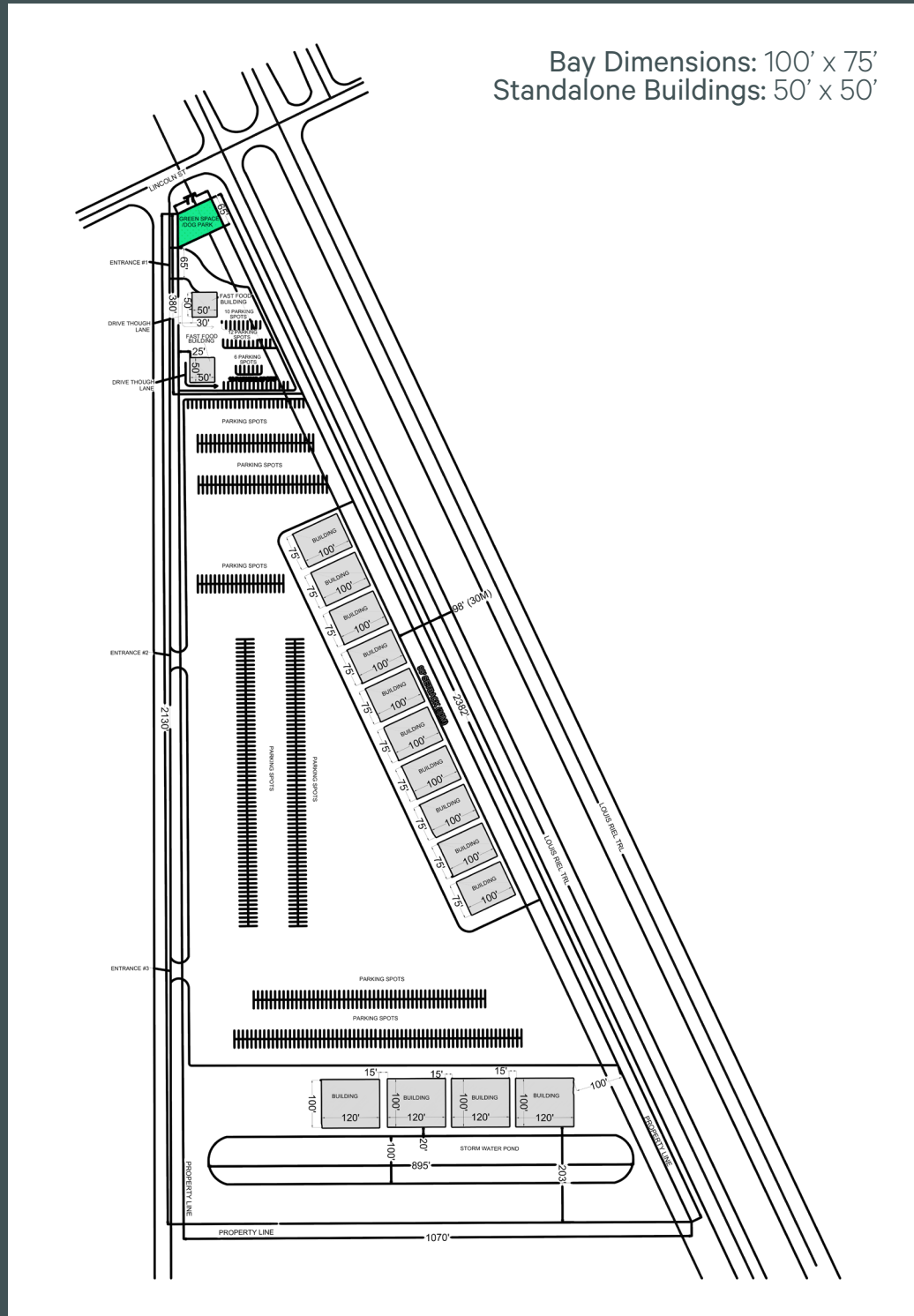
Planned Parking Stalls

2

Planned Drive-Thru Restaurant Units

22K

Daily Traffic Count



Hanley Development

The site is currently undergoing development and will be offering individual retail units for sale or for lease.

Additional Details

- + Location
 - Lincoln Street & Highway 11, R.M. of Rosedale, SK
- + Surface Parcel
 - #117644834
- + Development Size
 - 26.8 acres
- + Planned Building Area
 - 123,000 SF
- + Asking Lease Rate
 - \$20.00 PSF (500-7,500 SF bays)
- + Asking Sale Price
 - \$205 PSF (7,500 SF bays)
 - Up to 10 acres: \$200K/acre
- + Parking
 - ~600 planned surface stalls
- + Distance from Saskatoon
 - 30 minutes (50 km)
- + Water & Sewer
 - Town of Hanley fully serviced
- + Zoning
 - C: Highway Commercial
- + Other Features
 - Signage available for tenants
 - 2 drive-thru restaurant units
 - 5,000 SF dog park



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