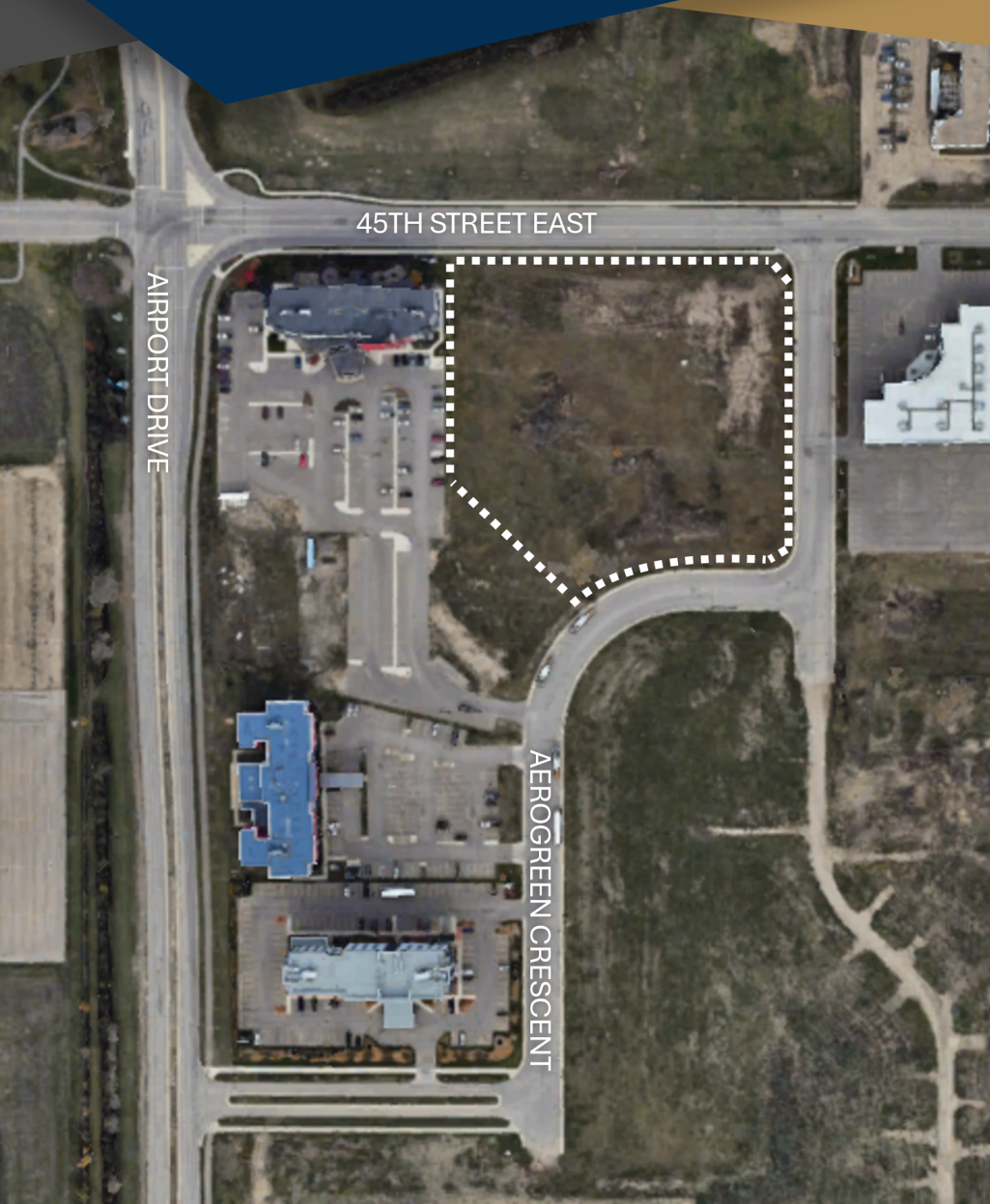


AEROGREEN BUSINESS PARK

341 AEROGREEN CRESCENT, SASKATOON, SK



Specifications

Site Area

4.02 AC

Zoning

IB

Parcel

166179471

Possession

Negotiable

Property Tax (2025)

\$50,190.55

FOR SALE

4.02 ACRES OF FULLY SERVICED VACANT LAND

Located at the entrance of the Saskatoon International Airport



ALLSASK
REAL ESTATE & CONSULTING

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- Adjacent to Saskatoon International Airport in the Airport Business Area with quick and easy access to arterial roads Circle Drive, Idylwyld Drive as well as Highways 7, 11, 12, 14 and 16
- More than 1.5 million passengers utilized the airport in 2025
- Completed Phase I of the Aerogreen Business Park includes three (3) hotels with 506 rooms
- Surrounding businesses include Courtyard Marriot, MainStay Suites, Hampton Inn & Suites, and directly across the street from a Tim Horton's (currently under construction)
- Businesses located in close proximity include the head office of the Federation of Sovereign Indigenous Nations (FSIN), Orano Canada Inc., NSBA, Saskatchewan Industrial and Mining Suppliers Association and many others
- IB zoning permits a wide variety of uses including financial institutions, educational institutions, hotels, medical clinics, pharmacies, research laboratories, office, retail, warehousing, restaurants, lounges, health clubs and many more
- The City of Saskatoon had a population of 316,000± and is expected to grow 1.5% to 3.5% annually
- Saskatoon has one of the most diverse economies in Canada
- Development and service plan are in place, details available with a confidentiality agreement

Asking Price
Negotiable



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