

# INDUSTRIAL LAND FOR SALE

AUCTION MART RD & RANGE RD 3060 CORMAN PARK



## PRIME DEVELOPMENT - INDUSTRIAL LAND

Located in the RM of Corman Park just north-west of Saskatoon city limits this 130.6 AC property is situated off Auction Mart Road and Range Road 3060.

- Positioned just outside the Yellowhead Industrial Park, this site offers a strategic location for future light-industrial development.
- Access is simple and reliable with a paved road leading directly to the property.
- Rezoning to Light Industrial District with a holding provision has been approved by the RM of Corman Park and requires an approved Subdivision Plan. Whether you're looking to build for your own operation or create a multi-lot development, the groundwork has been set.
- A concept plan outlining an eight-parcel subdivision is available, providing a clear starting point for your vision.

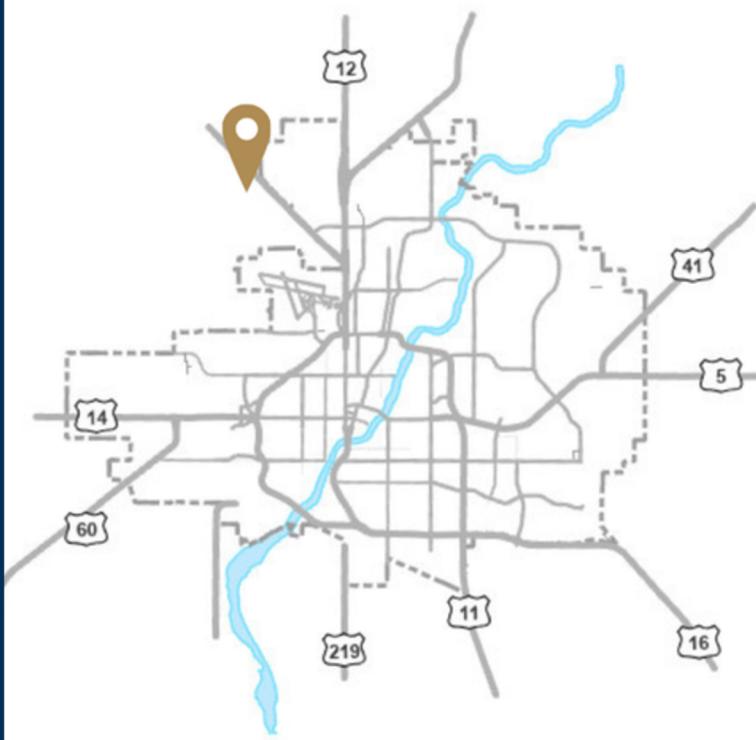
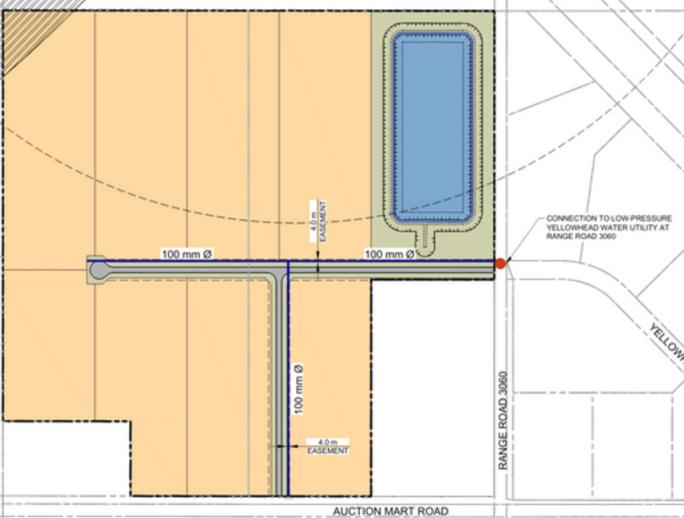


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## PROPOSED SUBDIVISION



# Specifications

## Site

**130.6 Acre**

## Possession **Negotiable**

## Zoning

## **Light Industrial** (Holding Provision)

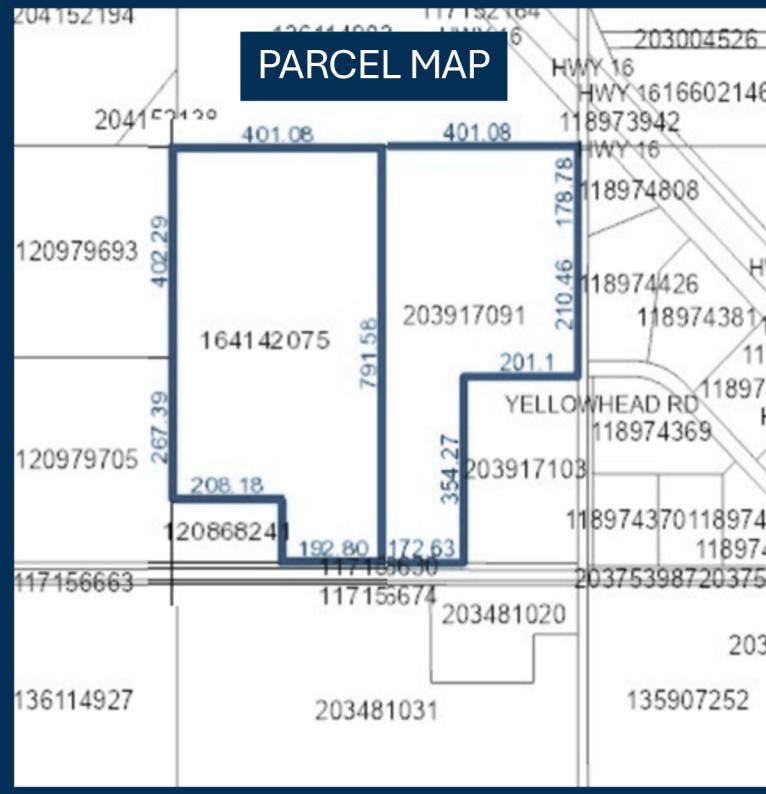
## Asking Price

**\$16,000,000.00**

## Parcels

164142075,  
203917091

Property Tax (2025)  
**\$30,235.02**



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