

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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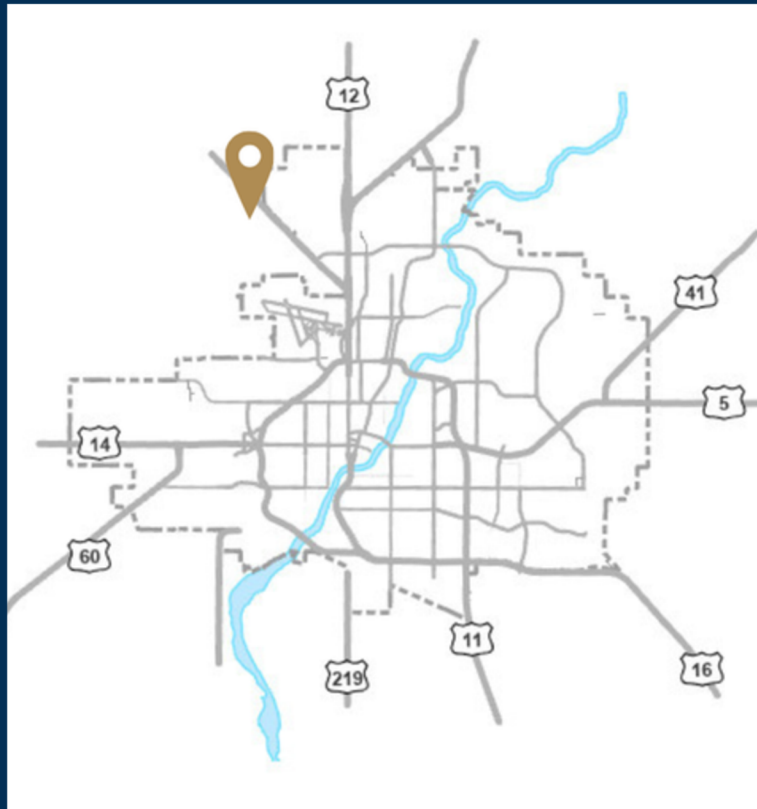
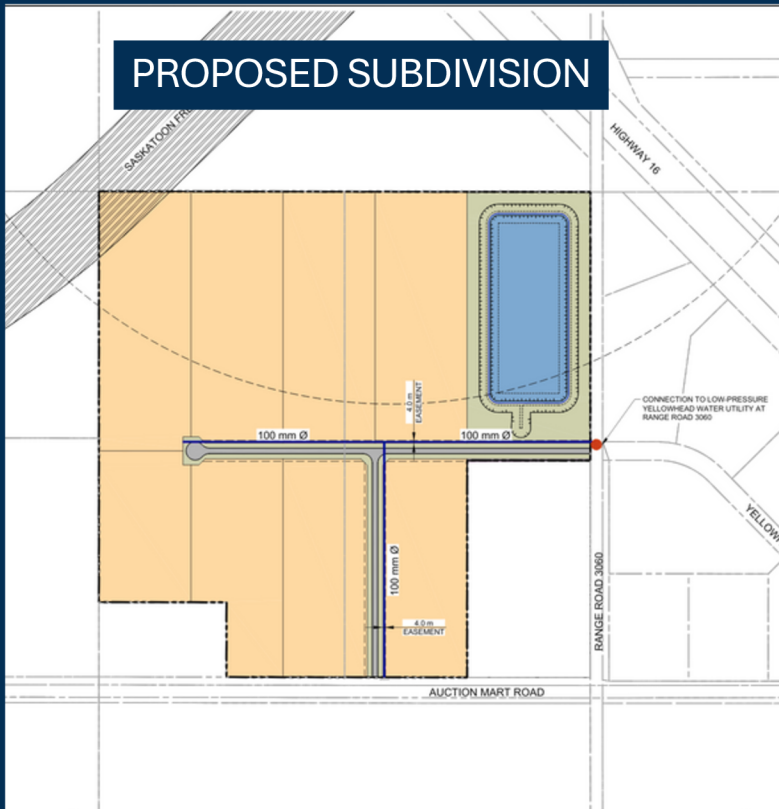
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PROPOSED SUBDIVISION



Specifications

Site
130.6 Acre

Possession
Negotiable

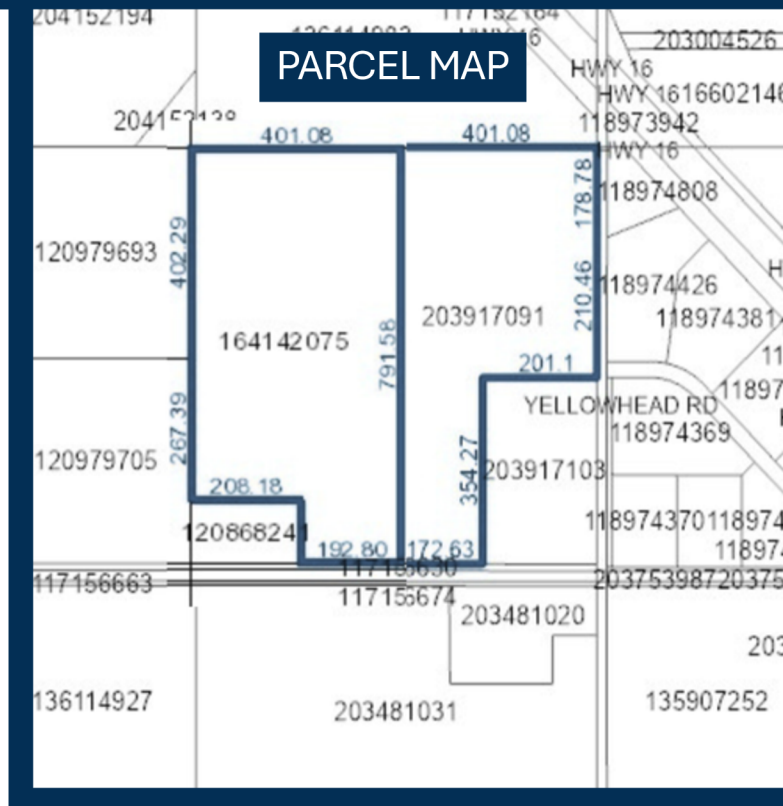
Zoning
Light Industrial
(Holding Provision)

Asking Price
\$16,000,000.00

Parcels
**164142075,
203917091**

Property Tax (2025)
\$30,235.02

PARCEL MAP



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