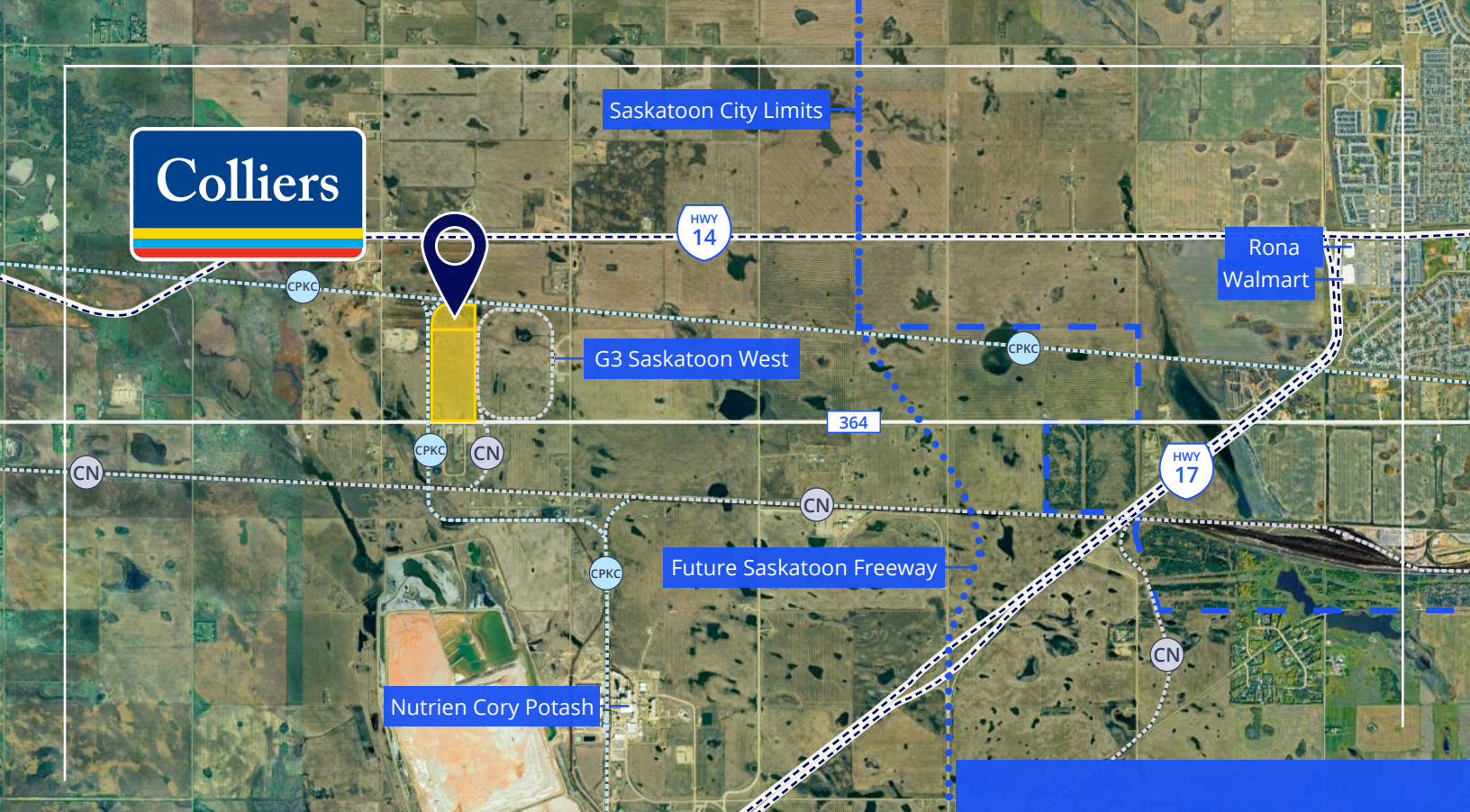




Township Road 364, RM of Vanscoy, SK Excl.

West Link Industrial Park lots **for sale**

Located two (2) miles west of Saskatoon city limits, the site is bounded by both CN and CPKC rail spur lines.

These lots are uniquely situated to provide potential access to both rail companies. Lot sizes could vary from ± 10 AC to ± 92 AC. Rail access negotiations are to be completed by the purchaser. The transload rail yard option is for discussion purposes only.

Asking Price From:

\$125 k
per acre



10 AC to 92 AC
lots



Potential
rail access

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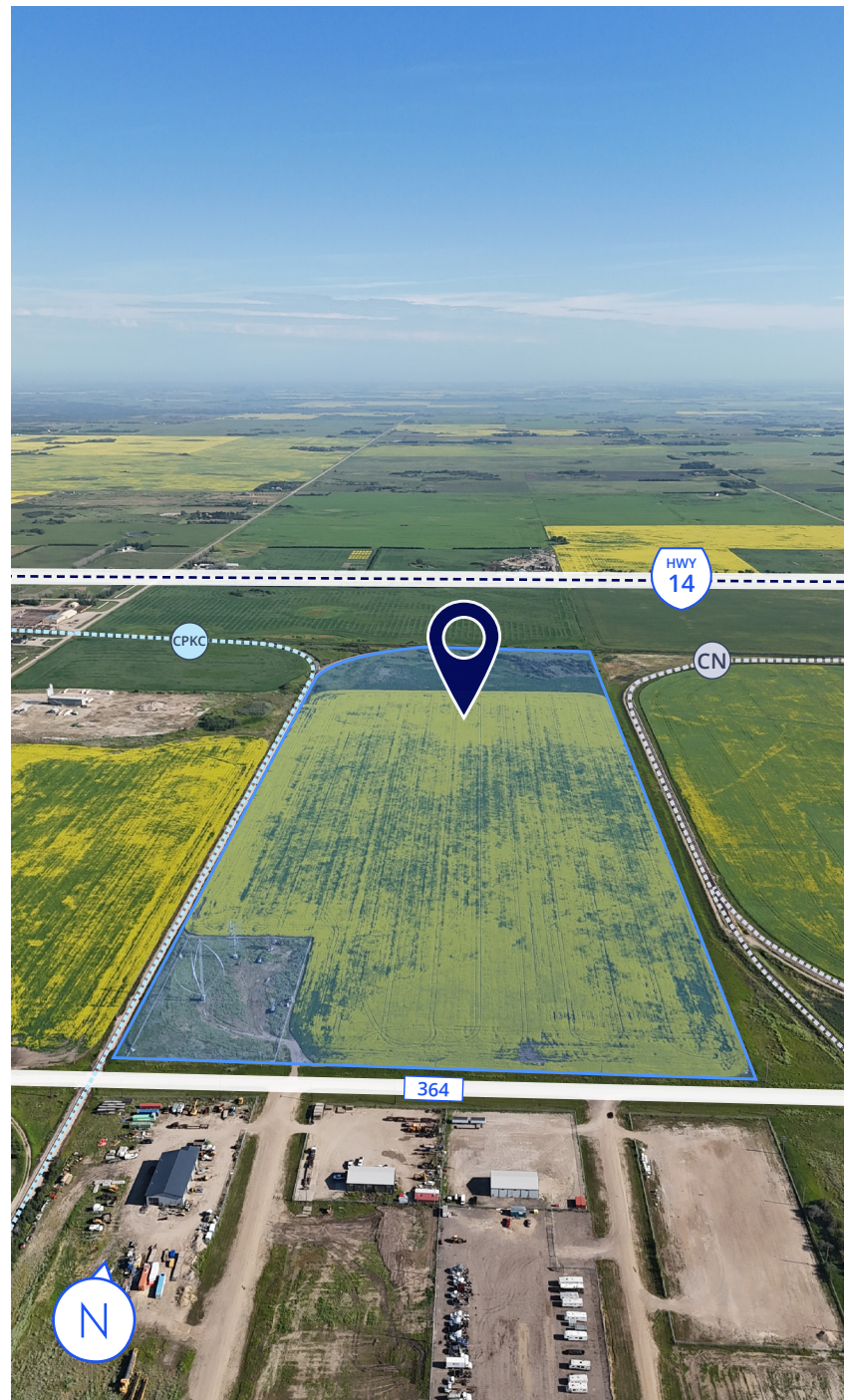
Property Profile

West Link Industrial Park

The subdivision development layout is to be considered a blank sheet and will be determined by interest expressed by purchasers.

Available	± 10 AC to ± 92 AC
Site Area	± 92 AC
Zoning	M (Industrial)
Parcels	117961757, 117961779
Possession	Negotiable
Property Tax	TBD
Asking Price	Starting from \$125,000.00/AC

Asking price per acre to commensurate to infrastructure and land development investment.

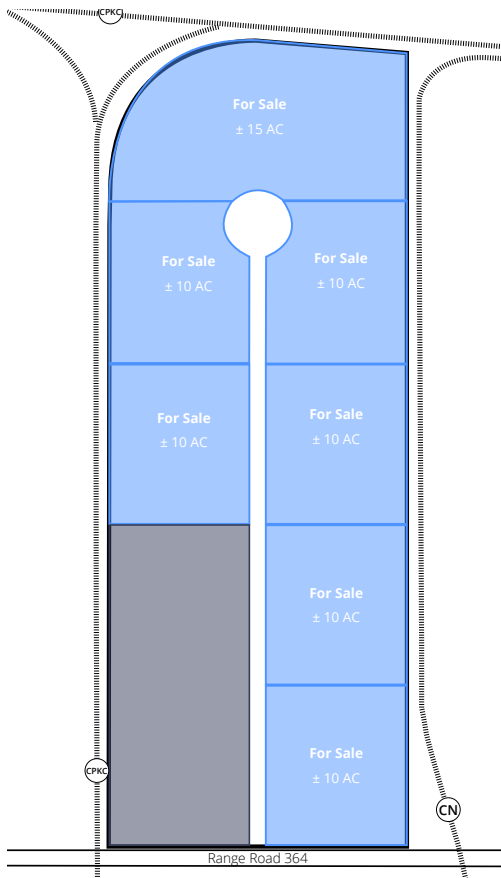


Property features

- Ready access to natural gas, power and water on the south boundary of the property, distribution of utilities is to be determined by interest and requirements of purchasers
- Water quantity is for domestic use volume only, additional water available with application to SaskWater

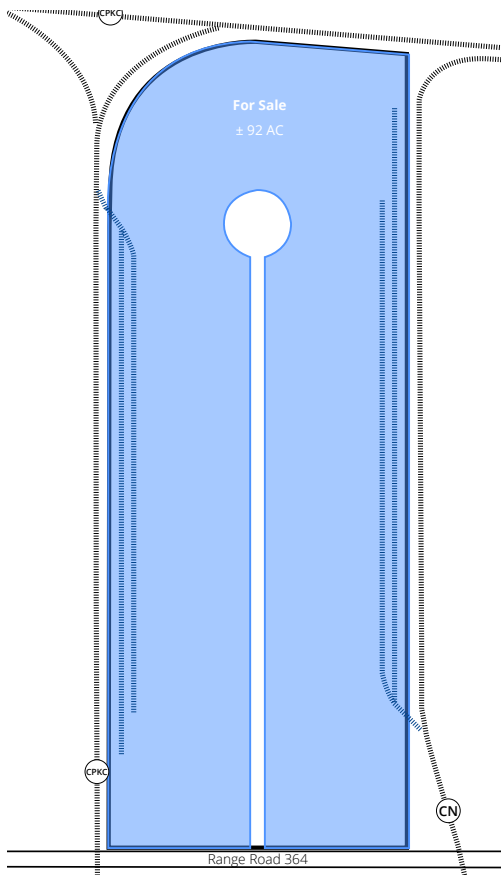
- CN spur line access agreement in place, contact listing agents for additional information
- CPKC spur line access to be negotiated
- Storm water retention possible on the north side of the property

Concept Plans



Separate Lot Development Concept

Lot size and shape to be negotiated with purchase price determined by area required.



Transload Development Concept

Storage facilities, buildings, logistics and loading infrastructure to be negotiated.

Features

- CPKC Rail access on the west side of the property
- CN rail access on the east side of the property
- GeoTech report available
- Federal grants relating to transportation corridors available for qualified users
- Natural elevation provides for storm water and melt water retention pond at the north end of the property
- All utilities are accessed from the south side of the property along Range Road 364

± 92
acres available

Location

Located 3 km west of the Saskatoon City limits, and 3.3 km from the future Saskatoon Freeway, the site has ready access to Highway 14 and heavy hall roads. Ideally situated for industries supporting mining and agriculture, nearby businesses include Nutrien Cory Potash and G3 Grain Terminal.

Colliers

North
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Legend

Canadian Pacific / Kansas City

Canadian National Railway

www.arcgis.com

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