



±145 -ACRE PARCEL OF LAND

FOR SALE

LAND | DEVELOPMENT

CLAVET INDUSTRIAL PARK DEVELOPMENT LAND

RM OF BLUCHER



**CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

\$2,800,000

Total Price

\$19,334.00/acre

Asking Price

Immediate

Availability

District:	RM of Blucher
Zoning:	123.04 acres: <i>L1 (Light Industrial)</i> 21.78 acres: <i>A (Agriculture)</i>
Parcel #:	117785986, 117963928
Site Size:	±144.82 Acres
Land Location:	SW 28-35-03 W3rd Ext. 1 and 2

HIGHLIGHTS

- Proposed Subdivision plan as seen on page 3
- Suggested plan of 9 lots ranging in size from 4.95 acres to 19.22 acres
- CP rail line runs through northeast section of parcel(s)

Development land location:

- Less than 16km from Saskatoon city limits
- 2km proximity to TransCanada Hwy 16
- Adjacent to Cargill AG-Canola processing facility



LEAD AGENT

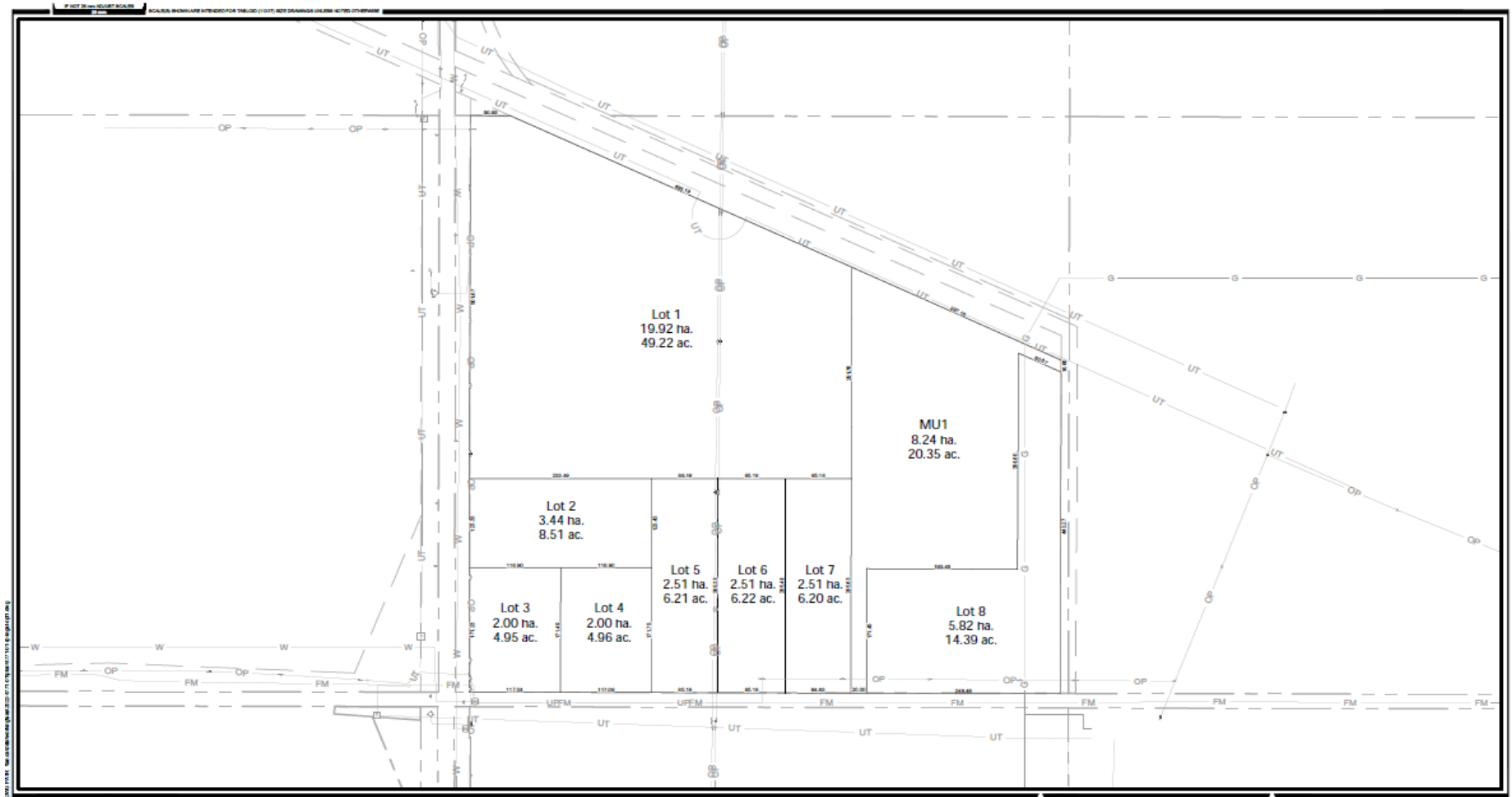
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PROPOSED SUBDIVISION PLAN

FOR SALE | Clavet Industrial Park Development Land, Blucher SK

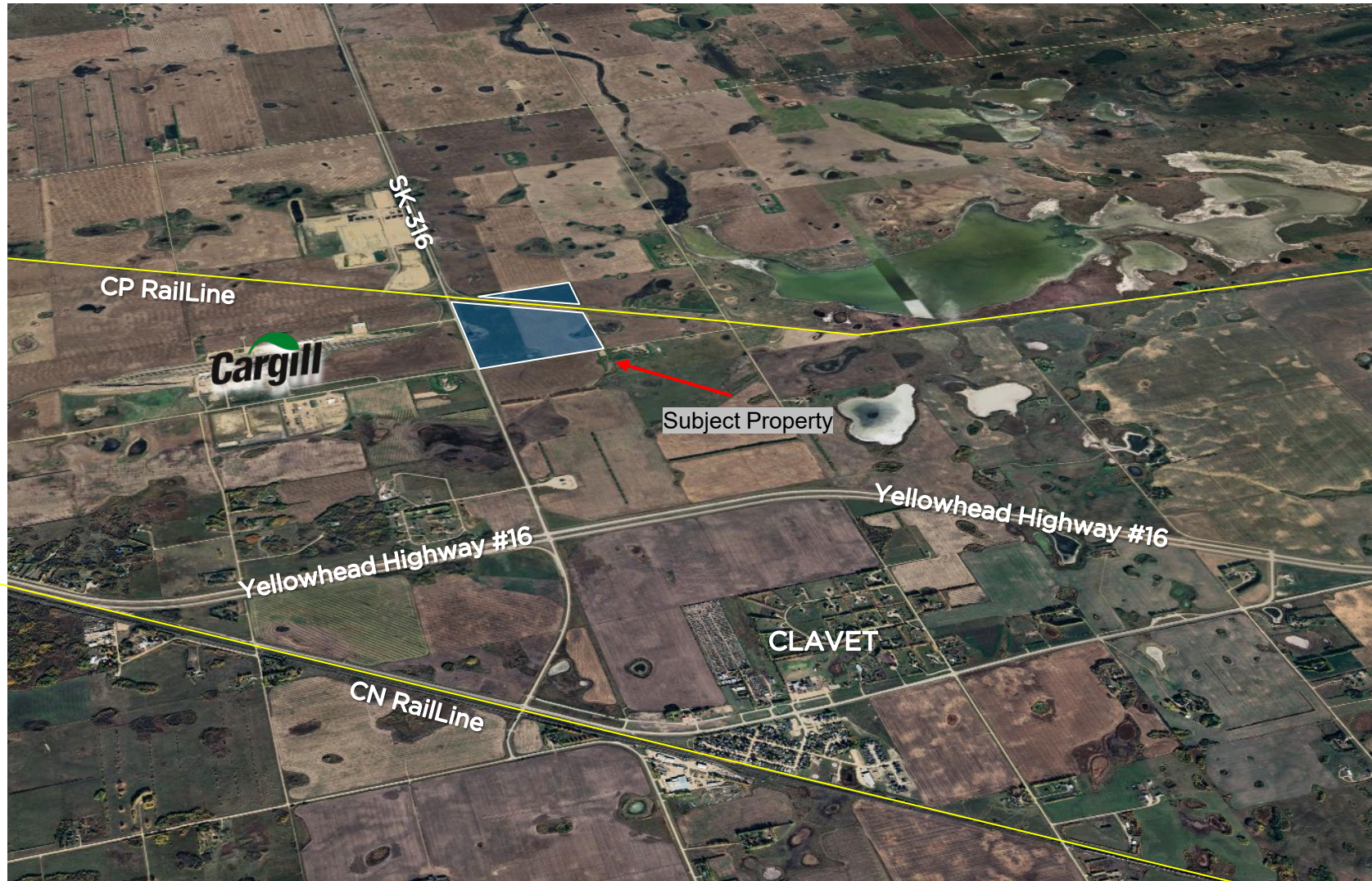
Proposed 9 parcels ranging in size from 4.95 to 19.22 acres



*Not to scale, not exactly as shown.

SITE INFORMATION

FOR SALE | Clavet Industrial Park Development Land, Blucher SK



- 20-minute drive from Downtown Saskatoon
- Less than 5km to Clavet, SK



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