



Asking Price:

\$14,816,000



Investment
opportunity



± 60 AC to
± 540 AC



Highway 41
access



3 mins from
City limits

For Sale | ± 540 AC | Hwy 41 & Kilmeny Road | RM of Corman Park SK Excl.

Future Residential/ Commercial Development Land

As little as ± 60 AC can be purchased for Phase I Country Residential.

This feature property is conveniently located at the corner of Highway 41 and Kilmeny Road; approximately three (3) minutes northeast of Saskatoon City limits and the planned Saskatoon Freeway. The site is positioned in the midst of a proven high-demand area for subdivision development and is on the only predominant height of land adjacent to Saskatoon City Limits. This provides for a panoramic view of the City and River Valley. It is surrounded by existing country residential subdivisions. This is a great potential value-added investment opportunity for mixed-use development.

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Specifications

Available
± 60 AC to ± 540 AC

Site Area
± 540 AC

Zoning
DAG (Agricultural District)

Parcels
**118660248, 118557973,
118557939, 131936610**

Possession
Immediate

Property Tax (2024)
\$3,931.79

Asking Price
\$14,816,000.00
(± \$27,437.00/AC)

Individual Parcels

West Parcels
\$29,000.00/AC

Middle Parcel
\$25,000.00/AC

North East Parcel
\$27,000.00/AC



Additional Information

- High elevation land with panoramic daytime and nighttime views of Saskatoon and the prairie landscape
- Topography varies with some treed areas and ponds which offers developer investors tremendous features for country residential and commercial development
- This land is suitable for a potential full featured community development that could include low and medium density housing, gated single family estate housing, commercial services and recreational amenities
- Existing Geotechnical Report included
- Existing CDR for Parcel 131936610
- Phase I Country Residential, ± 29 lots on ± 60 AC available, contact listing agents for details

PARTNERSHIP FOR GROWTH

DISTRICT LAND USE

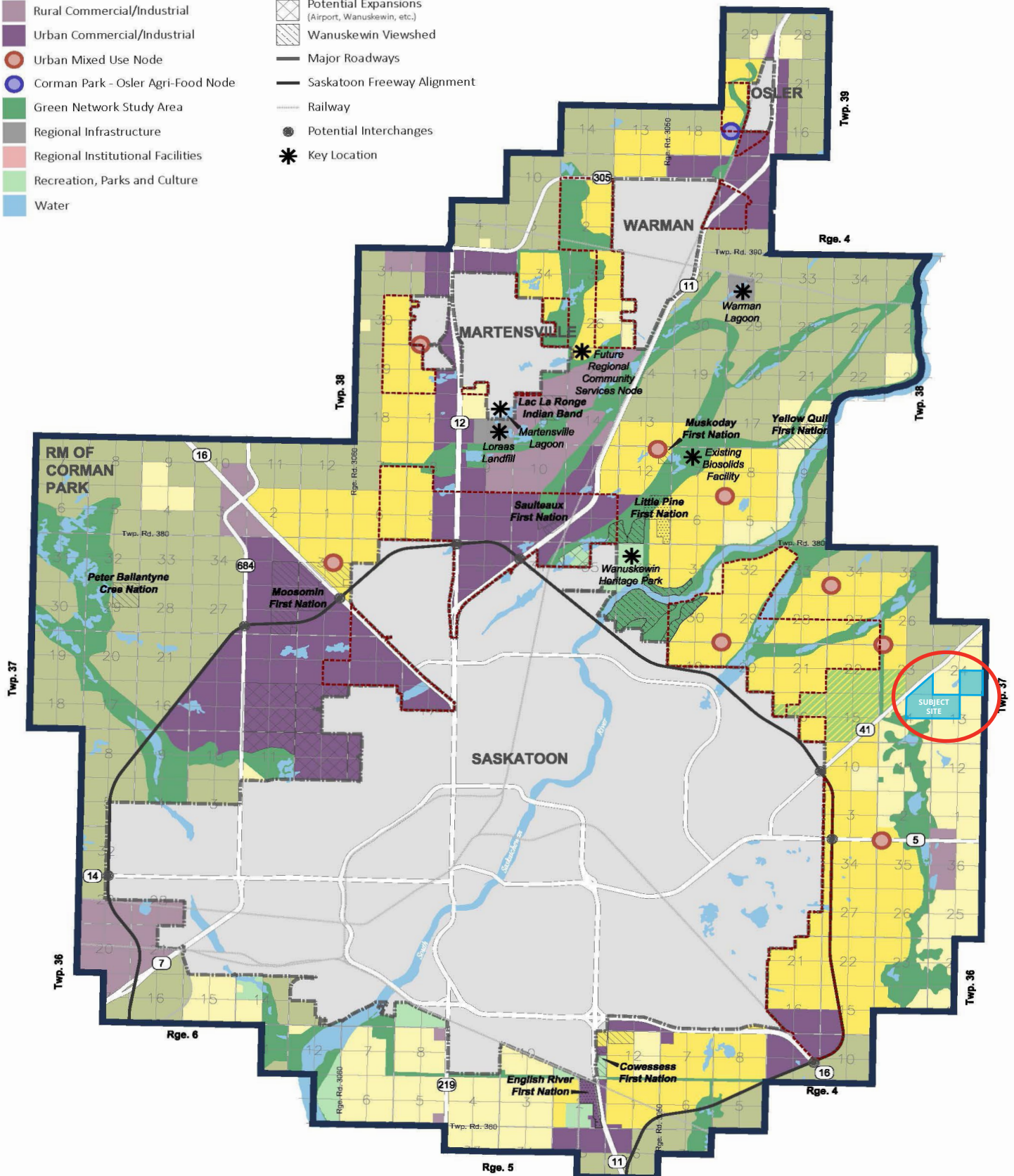
LAND USE

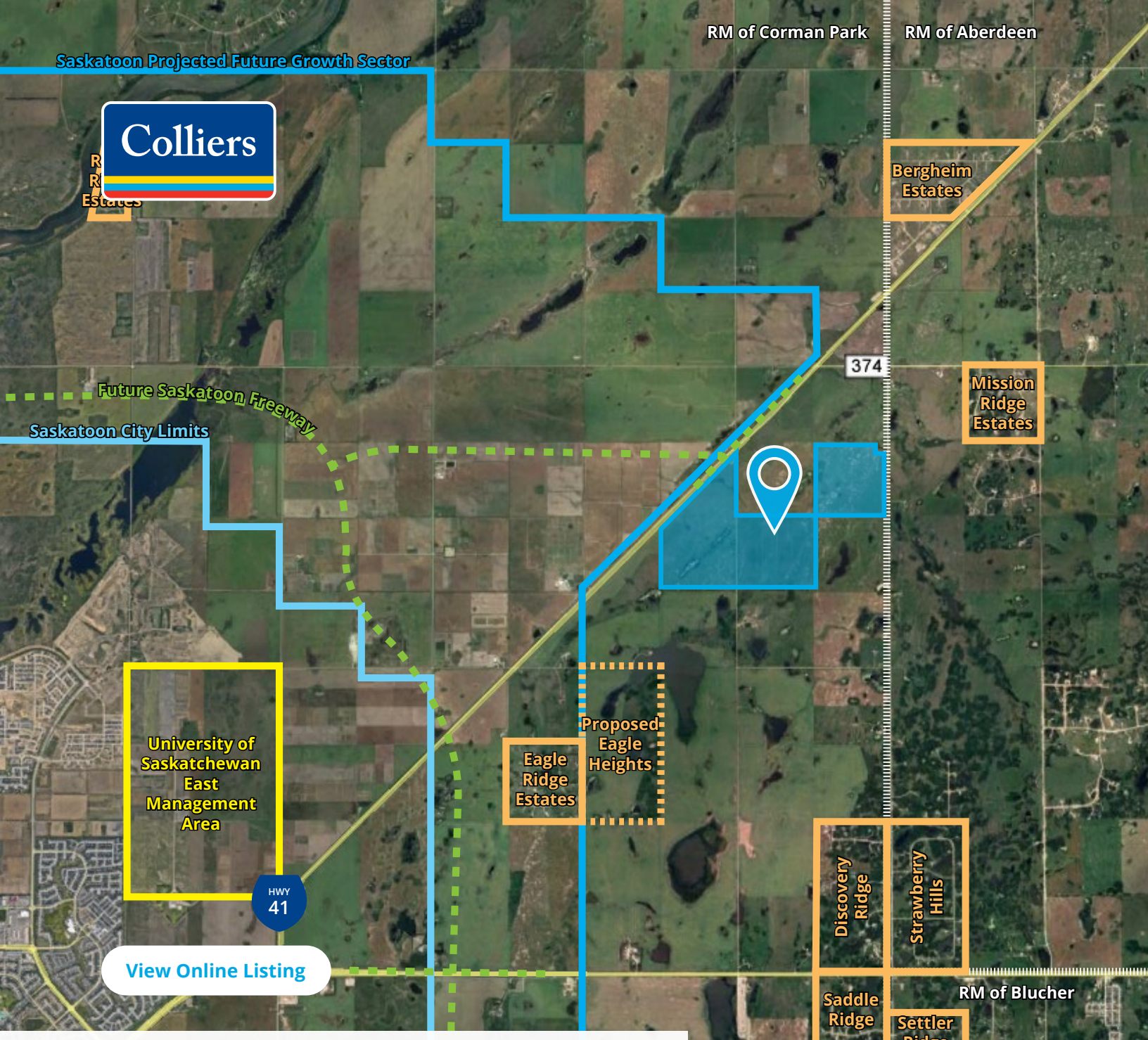
- Agriculture
- Agricultural Research
- Country Residential
- Urban Residential Neighbourhood
- Rural Commercial/Industrial
- Urban Commercial/Industrial
- Urban Mixed Use Node
- Corman Park - Osler Agri-Food Node
- Green Network Study Area
- Regional Infrastructure
- Regional Institutional Facilities
- Recreation, Parks and Culture
- Water

- P4G District Boundary
- Existing Urban Municipality
- First Nations Land Holdings
- First Nations Reserves
- Potential Expansions (Airport, Wanuskewin, etc.)
- Wanuskewin Viewshed
- Major Roadways
- Saskatoon Freeway Alignment
- Railway
- Potential Interchanges
- Key Location

FUTURE URBAN GROWTH AREAS

- Growth to 700,000





Colliers

University of
Saskatchewan
East
Management
Area

HWY
41

[View Online Listing](#)

± 540 AC | Hwy 41 & Kilmeny Road | RM of Corman Park SK Excl.

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