



NW 2-38-5-W3, RM of Corman Park, SK Excl.

Future development land **for sale**

This agricultural zoned land is located on the west side of Highway 11 between Saskatoon and Warman.

The property is part of the Corman Park - Saskatoon Planning District and a recent P4 study classifies the land with the commercial/industrial designation for future use.

- Over 2,500' of highway frontage
- Close to Wanuskewin Road and Highway 11 intersection
- 800 m adjacent to rail with land allocated for a spur line
- The Saskatoon Freeway and P4G Transportation network design could include an overpass of Highway 11 at the south end of the property

Asking:

\$1.32 m



Highway 11 exposure



44.7 AC site

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Property Profile

Future Development Land

This property is ideal for investors or developers seeking highway exposure and rail access.

Site Area	44.7 AC
Zoning	DAG1 (Agricultural)
Parcel	145388672
Possession	Immediate
Property Tax	\$2,887.05 (2025)
Asking Price	\$1,320,000.00



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