



Colliers



35571 Range Road 3051, RM of Corman Park, SK Excl.

Grasswood shop, office & land **for sale**

Located in Grasswood, this industrial property is less than 2 km south of Saskatoon.

The building, constructed in 2013, includes shop/manufacturing space and built-out office areas and is situated on \pm 8.85 AC of land. The yard is secured with a chain-link fence and access to the main gate is controlled by an electronic card system.

The property's close proximity to Highway 11 provides easy access to regional transportation networks and offers a quick commute to Saskatoon of \pm 4 minutes.

Approximately 6.5 AC are currently used for trailer and boat storage, this business is included in the real estate sale.

Asking:

\$7,865,000



Close to
Hwy 11



8.85 AC
site

Keith Webb

Vice President | Sales Associate
+1 306 222 0774
keith.webb@colliers.com

Christina Stus

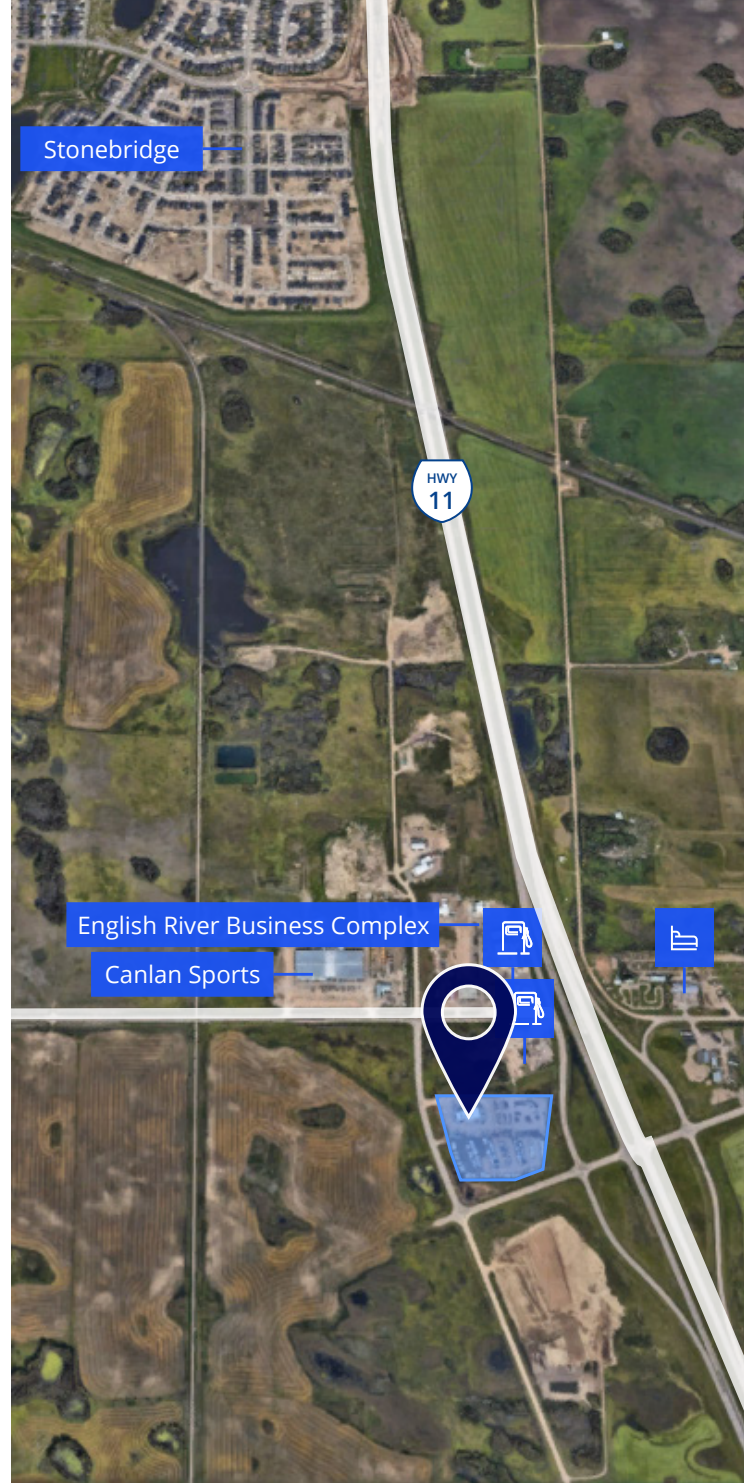
Sales Associate
+1 306 717 4013
christina.stus@colliers.com

Property Profile

Grasswood Shop, Office & Land

There is \pm 4,000 SF office and \pm 6,000 SF warehouse on the main floor and \pm 4,079 SF office available on the second floor.

Building Area	14,079 SF
Site Area	\pm 8.85 AC
Zoning	DC-2 (Arterial Commercial 2)
Parcels	203418121, 203418110
Possession	Immediate
Property Tax	\$69,902.86 (2025)
Asking Price	\$7,865,000.00

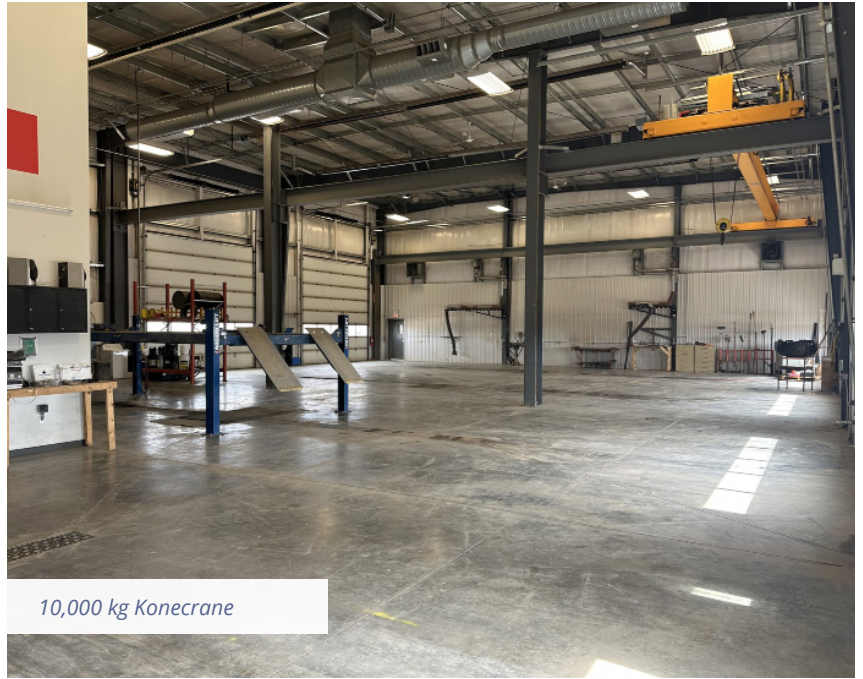


Property features

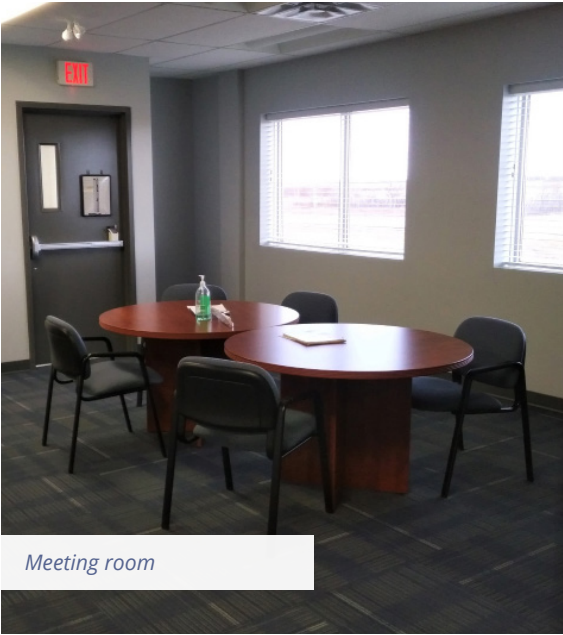
- \pm 4,079 SF built-out second floor office
- Five (5) 16' x 16' grade doors
- One (1) 10' x 10' grade door
- 26' side wall height
- 10,000 kg crane
- 400 amp, 3-phase, 4-wire power
- Three (3) interceptor pits and one (1) trench drain
- 5,000 gal water holding tank
- Staff kitchen, coffee station and five (5) washrooms
- Fence compound
- Thirty-five (35) electrified staff parking stalls plus additional room for service vehicles



Large office windows



10,000 kg Konecrane



Meeting room



Six (6) overhead doors

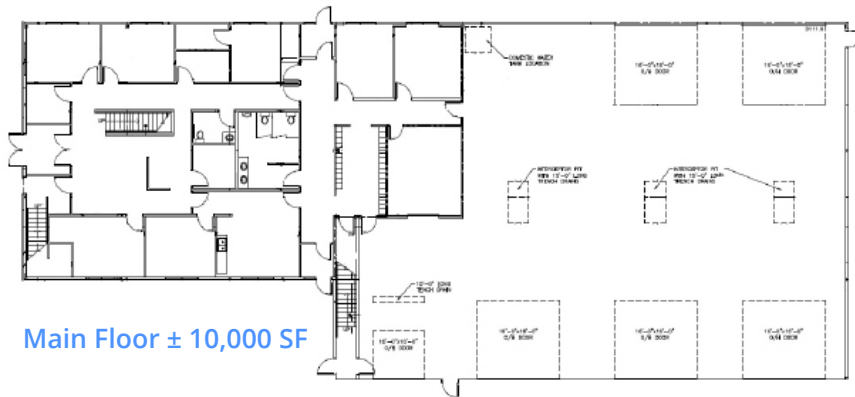


8.85 AC site

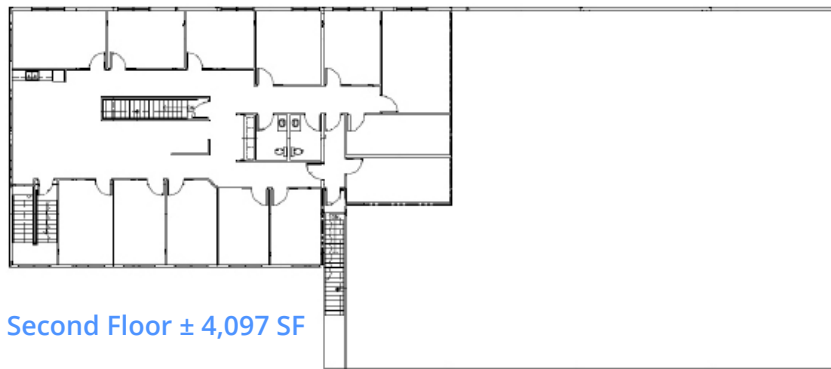
Floor & Site Plans



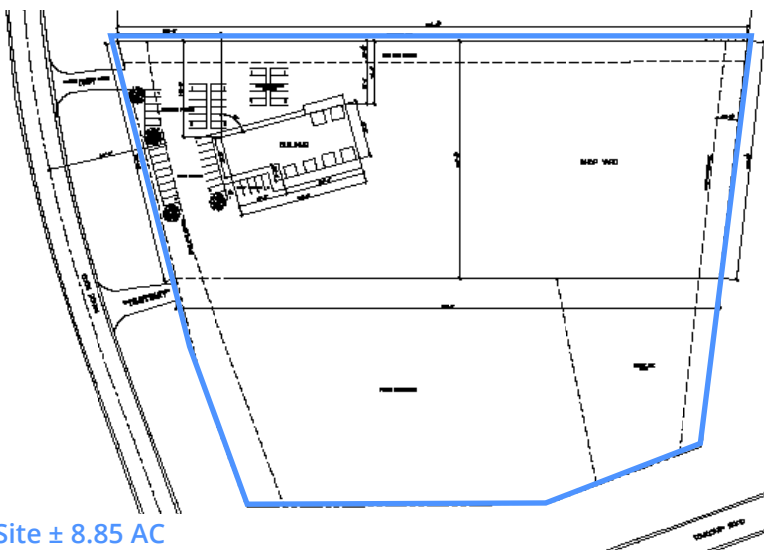
14,097
square feet available



Main Floor ± 10,000 SF



Second Floor ± 4,097 SF



Site ± 8.85 AC

Keith Webb
Vice President | Sales Associate
+1 306 222 0774
keith.webb@colliers.com

Christina Stus
Sales Associate
+1 306 717 4013
christina.stus@colliers.com

collierscanada.com/p-can2019959

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers McClocklin Real Estate Corp.