



Colliers

Asking:

\$4,716,000

1839 11<sup>th</sup> Street West, Saskatoon, SK Excl.

# 4.4 acres industrial land available **for sale**

An exceptional opportunity awaits with this 4.4-acre parcel of IL1-zoned land situated within Saskatoon's city limits in the South West Industrial area.

This site offers unmatched proximity to key industrial, recreational, and transportation hubs, making it a standout choice for development.

Surrounded by prominent landmarks such as the Gordie Howe Sports Complex, Cairns Field, Cameco Corporation, Suncor Energy Terminal and Holiday Park Golf Course, the property benefits from high visibility and strong infrastructure. With easy access to Highways 7 and 14, it's perfectly positioned for logistics, light industrial or commercial development.



Easy access



IL1 zoning

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# Property Profile

## South West Industrial Land

Site Area	4.4 AC
Zoning	IL1 (Light Industrial)
Parcel	119973167
Possession	Negotiable
Property Tax	\$54,505.85 (2025)
Asking Price	\$4,716,000.00

- The availability of a parcel of land with this size and zoning within the City is exceptionally rare
- Topography is generally flat and suitable for development with sought-after IL1 zoning
- ± 6 km to Highway 7 & 14 junction or 5 km to the CN Rail Yards, easy access to Circle Drive and the west outskirts of Saskatoon



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