



Colliers

▲ Saskatoon  
30 km

Dundurn

125 Government Road, RM of Dundurn, SK MLS®

# Mixed-use Highway 11 lot **for sale**

Located 20 minutes south of Saskatoon, this highly visible lot offers direct exposure along Highway 11.

Zoned for mixed-use, the property offers flexibility for a wide range of developments – from retail, service-based businesses, and warehousing to multi-family or live/work configurations. The lot is level, easily accessible, and situated near existing infrastructure and utilities, streamlining the development process.

- Immediately adjacent to the Town of Dundurn allowing for ready access to water, power and gas services; septic tank is needed for sewer
- Ideal for retail, service business or residential development
- Flat, developable land
- Business dwellings are permitted
- Easy access to Saskatoon, Blackstrap Provincial Park, and local amenities
- Included in the sale are plans for a 7,500 SF “barndominium” - a \$15,000 value
- MLS listing #SK036106

Asking:

\$230 k



Hwy 11  
lot



Ready for  
development

**Lloyd Minion**

Vice President | Sales Associate

+1 306 221 4249

lloyd.minion@colliers.com

# Property Profile

## Mixed-Use Highway 11 Lot

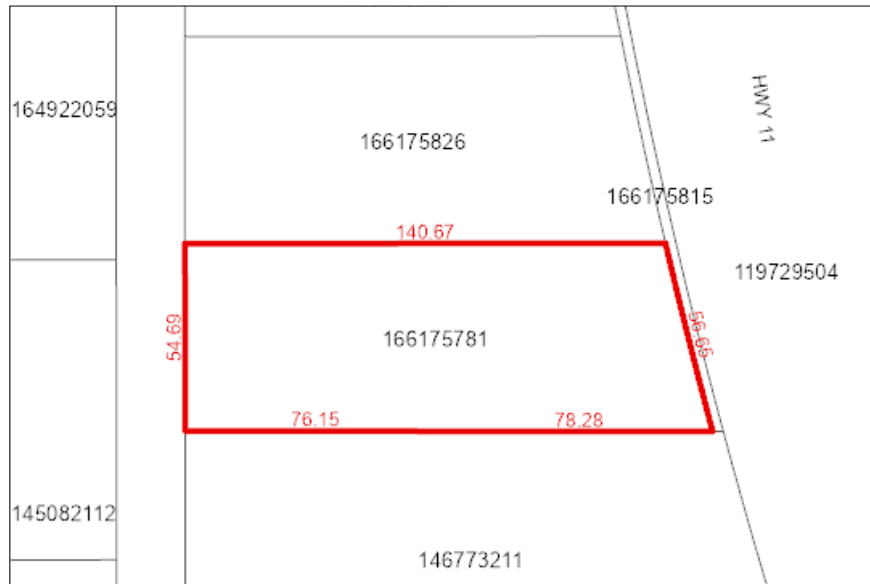
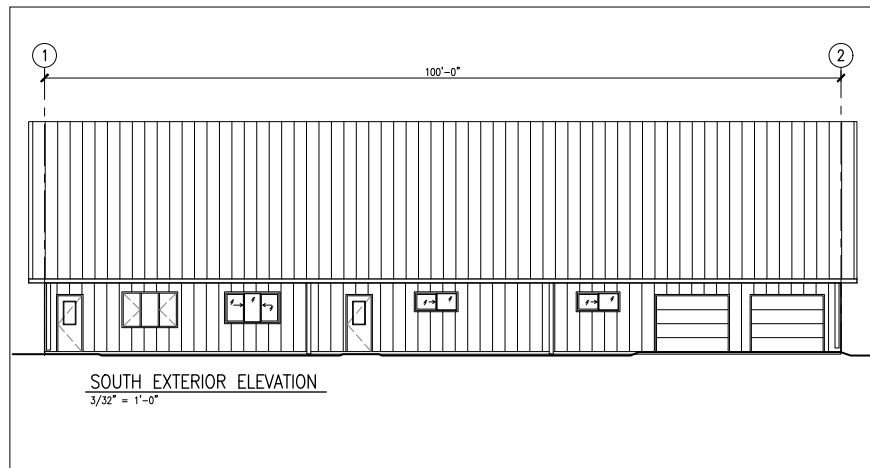
Ideal for investors, developers, or business owners seeking an accessible and strategic location, this property offers excellent traffic visibility and strong potential in a fast-growing corridor.



Southeast view



Northeast view



|              |                   |
|--------------|-------------------|
| Site Area    | 2 AC              |
| Zoning       | M1 (Industrial)   |
| Parcel       | 166175781         |
| Possession   | Immediate         |
| Property Tax | \$1,265.00 (2025) |
| Asking Price | \$230,000.00      |

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Vice President | Sales Associate  
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