INVESTMENT OPPORTUNITY

ICR COMMERCIAL REAL ESTATE

ROCK RIDGE ROAD, MARTENSVILLE SK

OVERVIEW

This land has been recently annexed into the City of Martensville. It is located along Rock Ridge Road, adjacent to Martensville's growing industrial sector.

This is a great opportunity for anyone looking to add a land development project to their investment portfolio.

PROPERTY PROFILE

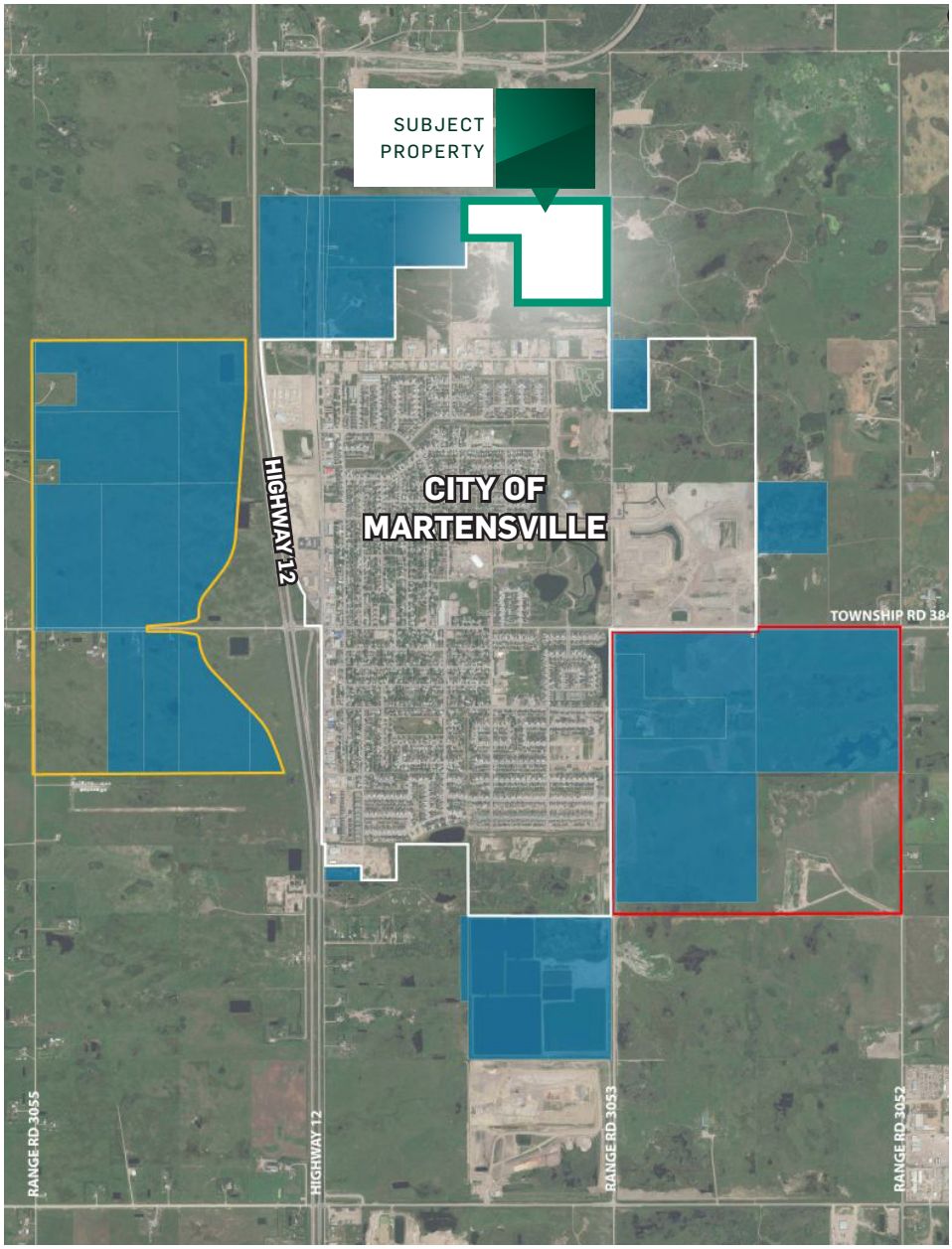
LAND SIZE
88.58 acres

LIST PRICE
$1,100,000

TAXES
$507 (2020)

ZONING
AG (Agricultural)
FUD (Future Urban Development)

LEGAL DESCRIPTION
Surface Parcel 131617223



- APPROVED ANNEXED AREA
- PREVIOUS CORPORATE BOUNDARY
- WEST SECTOR PLAN BOUNDARY
- SOUTHEAST SECTOR PLAN BOUNDARY

ROCK RIDGE RD, MARTENSVILLE

ICR COMMERCIAL REAL ESTATE

WHY MARTENSVILLE?

There are so many reasons to invest in Martensville! It is one of the fastest growing cities in Saskatchewan. Martensville sits along Highway 12 in one of Saskatchewan's most prosperous economic regions, 10 minutes north of Saskatoon. Recent commercial growth has made Martensville a service centre to the area. In the last decade, the number of businesses located in Martensville has increased over 80% and in the last seven years, commercial property values have increased nine times.

National brands have taken notice and set up locations in Martensville. Some businesses located here are:

- Canadian Tire
- Mark's Clothing
- McDonald's
- Tim Hortons
- A&W
- 7-Eleven
- Boston Pizza
- Pizza Hut
- KFC
- Dairy Queen
- Taco Time
- Subway
- Dollarama
- Co-op Marketplace
- Canalta Hotel
- Great Canadian Oil Change
- Speedy Collision

The City continues to invest in its local amenities to ensure the community remains vibrant, such that businesses and entrepreneurs continue to invest here, and that the excellent quality of life that residents have come to expect continues.

MARTENSVILLE METRICS

TOTAL POPULATION	**10,963**
MEDIAN AGE	**31**
# OF OCCUPIED DWELLINGS	3,684
AVG HOUSEHOLD INCOME	**$125,877**
AVG HOUSEHOLD SIZE	3
AVG DAILY TRAFFIC (HWY 12)	**13,700**

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SALES & LEASING DOWNTOWN
275 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6116
F: 306.664.1940

PROPERTY MANAGEMENT DOWNTOWN
100 – 261 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6118
F: 306.664.1940

SALES & LEASING NORTH
840 48TH STREET E
SASKATOON, SK S7K 3Y4
P: 306.933.2929
F: 306.931.0882

SALES & LEASING PROPERTY MANAGEMENT
200 – 1055 PARK ST
REGINA, SK S4N 5H4
P: 306.721.6116
F: 306.721.1940