COMMERCIAL LOT FOR SALE

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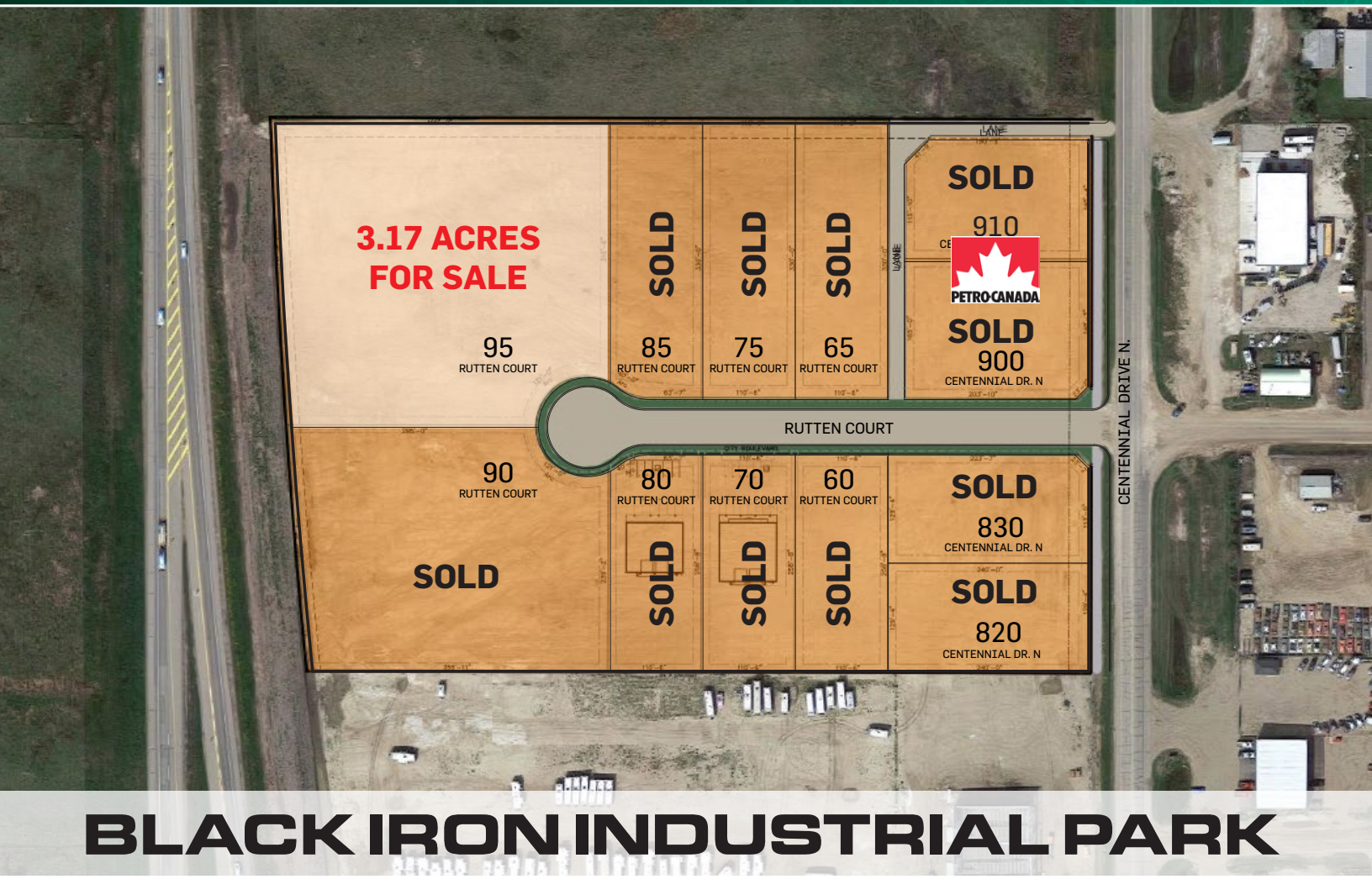


BLACK IRON INDUSTRIAL PARK

95 RUTTEN COURT, MARTENSVILLE SK

AVAILABLE FOR SALE

Industrial/Retail Lot
3.17 acres

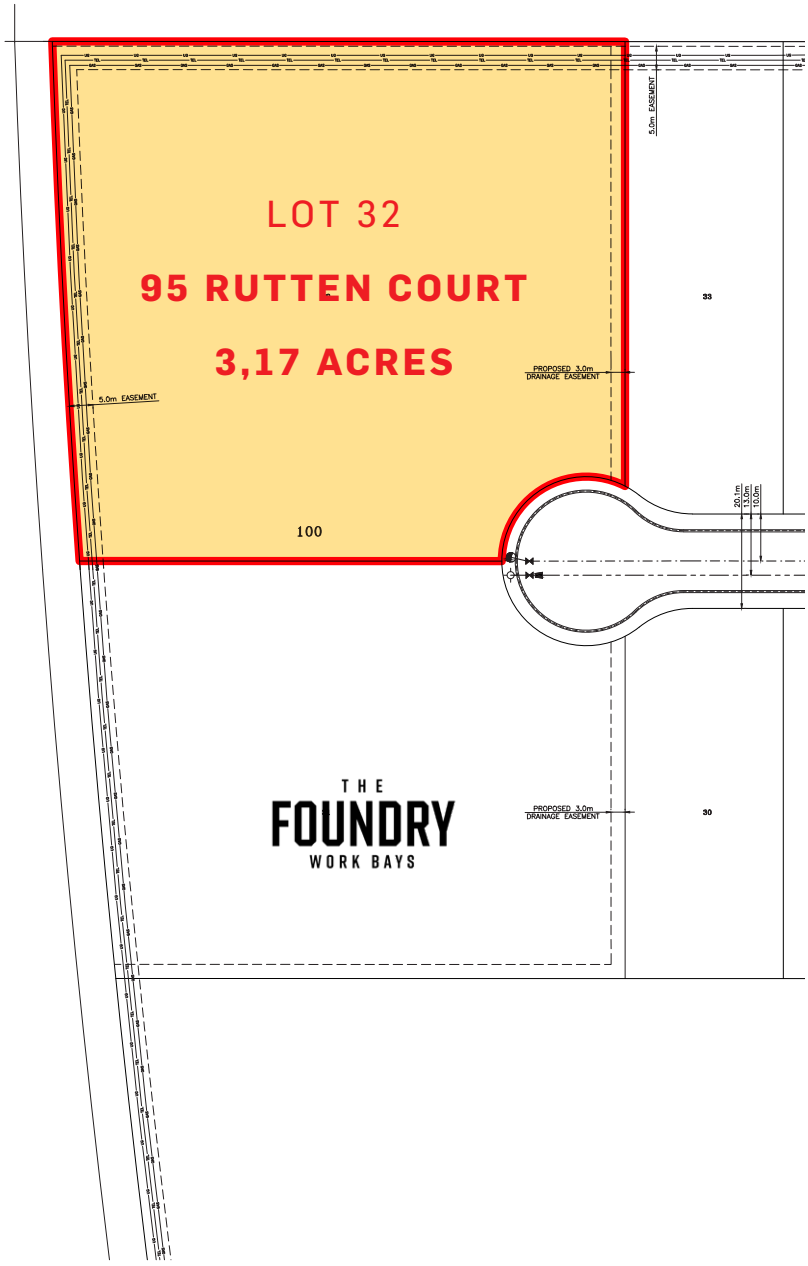
ZONING
Rutten Court:
MB – Business Industrial
Centennial Drive:
C2 – Highway Commercial

TAXES
TBD *

LEGAL DESCRIPTION
95 Rutten Ct: Lot 32; SP 203983038

** Property tax abatement incentives available through the City of Martensville. For more information, please visit www.martensville.ca*

BLACK IRON INDUSTRIAL



AVAILABLE FOR SALE	SIZE	PRICE
95 Rutten Court (LOT 32)	3.17 acres	**$1,474,050 ($465K/acre)**

BLACK IRON INDUSTRIAL

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THE MARTENSVILLE ADVANTAGE

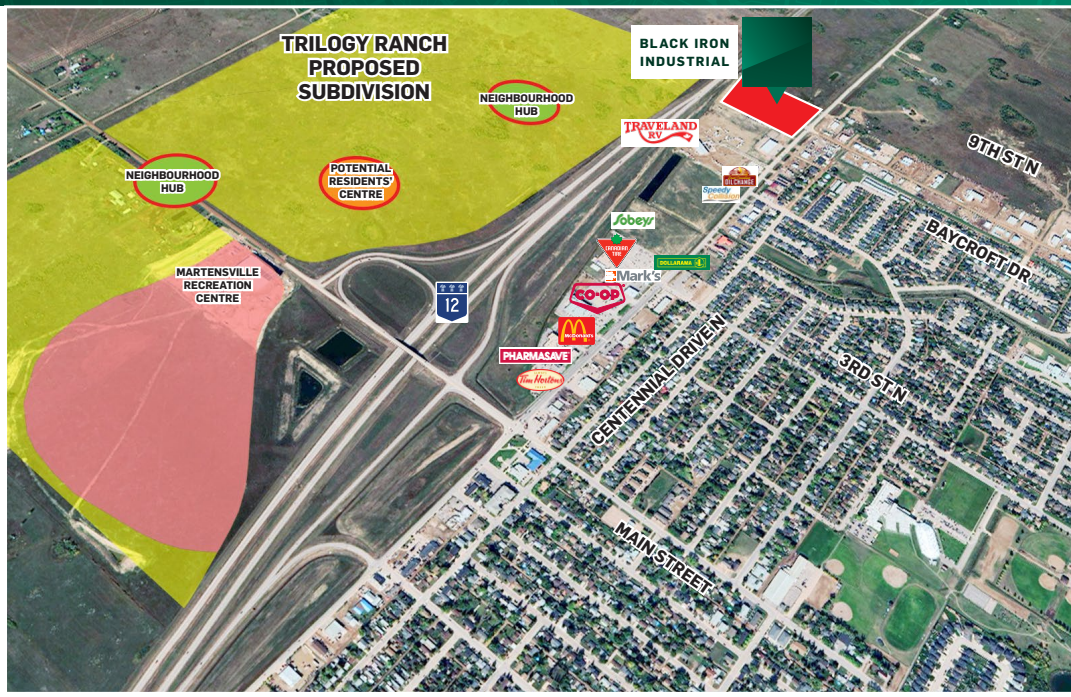
Black Iron Industrial is located along Martensville's major business corridor, Centennial Drive, parallel to Highway 12 with a daily traffic count of over 15,000 vehicles per day.

With a growing population over 11,000 people, the city of Martensville is one of the fastest-growing cities in the province. It is located approximately 6km north of Saskatoon and 3km west of the city of Warman.

Location, youthful and growing population with expanding employment and development opportunity, makes Martensville one of the hottest investment markets on the prairies.

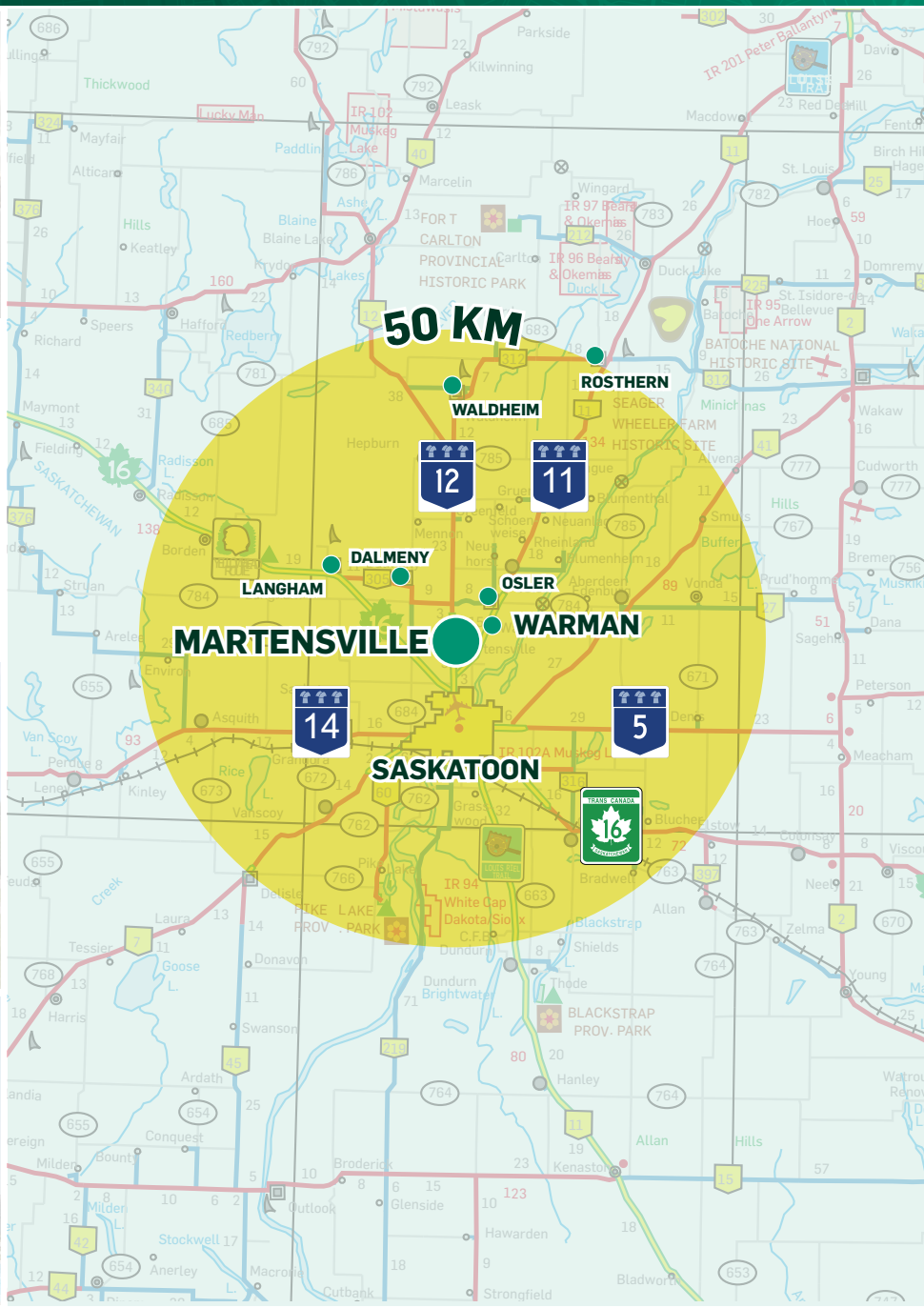
Business-friendly – Martensville has one of the lowest and fairest commercial tax rates among Saskatchewan cities and one of the best incentive packages in the province for new or expanding commercial or industrial construction.

In all of Saskatchewan, Martensville boasts one of the most educated populations with over 50% of residents having a post-secondary certificate, diploma or degree and an average household income of $125,877.00. 75% of the population is under the age of 45, representing households that are active consumers, in the workforce, and with a desire to see an increase of local retail services.



BLACK IRON INDUSTRIAL

Extensive recreational venues include a new aquatic facility, kart racing track, Community Centre, Chrome Dome Park, Kinsmen Park, North Hills Park, the Martensville Athletic Pavilion, and the Martensville Recreation Centre, a new multi-sport indoor facility.



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SALES & LEASING DOWNTOWN
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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
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