FOR SALE

COMMERCIAL LAND

405 RAILWAY AVENUE EAST, ROSETOWN, SK

PROPERTY PROFILE

LAND SIZE
±2.31 acres

LISTING PRICE
$120,000

PROPERTY TAXES
$2,173.08 (2024)

ZONING
C2 Highway Commercial

LEGAL DESCRIPTION
Surface Parcels
135968923 and 119537769

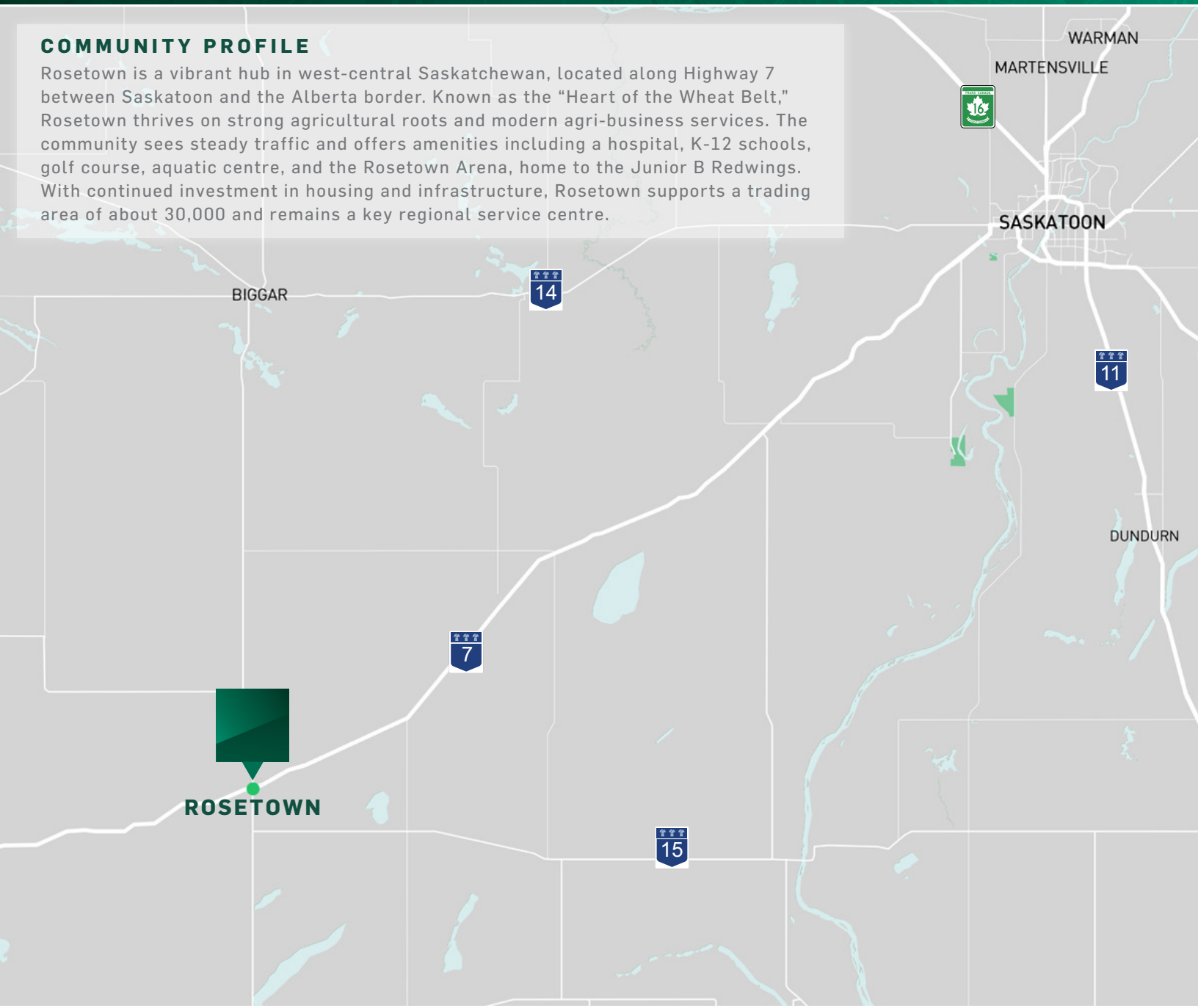
POSSESSION
Immediate

LAND PARTICULARS
- Corner lot fronting Highway 7
- Average daily traffic count: 2,770 vehicles
- Can be combined with adjacent parcel owned by Esso for a total of 3.32 acres

405 RAILWAY AVENUE EAST

COMMUNITY PROFILE

Rosetown is a vibrant hub in west-central Saskatchewan, located along Highway 7 between Saskatoon and the Alberta border. Known as the “Heart of the Wheat Belt,” Rosetown thrives on strong agricultural roots and modern agri-business services. The community sees steady traffic and offers amenities including a hospital, K-12 schools, golf course, aquatic centre, and the Rosetown Arena, home to the Junior B Redwings. With continued investment in housing and infrastructure, Rosetown supports a trading area of about 30,000 and remains a key regional service centre.



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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