FOR SALE

ICR COMMERCIAL REAL ESTATE

DEVELOPMENT LAND, KINDERSLEY SK

PROPERTY PROFILE

PARCEL A - $300,000.00 / ACRE

- Zoned C3 (Highway Commercial)
- Serviced retail land
- 7 acres
- Can be subdivided

PARCEL B - $150,000.00 / ACRE

- Zoned C3 (Highway Commercial)
- Serviced retail land
- 22 acres
- Can be subdivided

KINDERSLEY LAND FOR SALE

ICR COMMERCIAL REAL ESTATE

WHY KINDERSLEY?

GROWTH

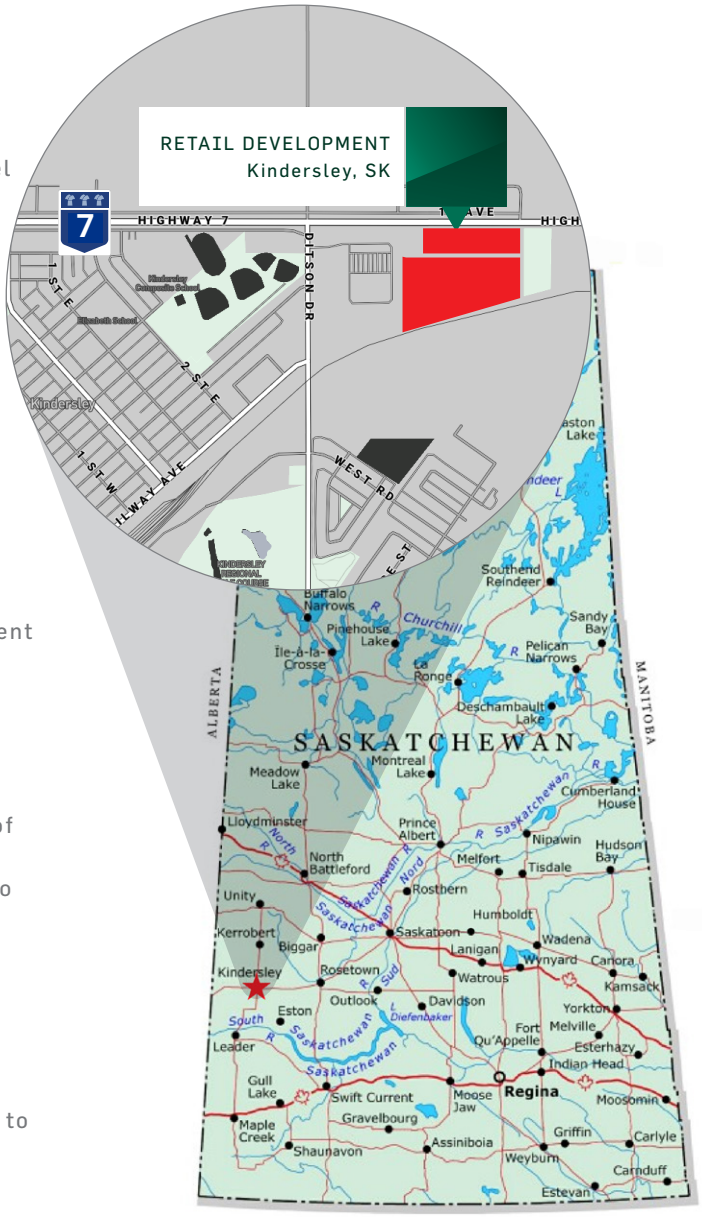
- Within the past few years, hotel developers have confirmed Kindersley's investment potential by doubling the local hotel capacity through new construction and expansion
- Most recent hotel development being an 85-room CanAlta with a free-standing Boston Pizza restaurant
- Marathon Properties, a privately-owned Canadian company, is developing over 115 acres into Brookhollow Estates, Kindersley's newest residential area
- Brookhollow Estates will provide housing for over 3,000 new residents

OPPORTUNITY

- Kindersley has an annual traffic count of over five million vehicles due to its central location along the intersection of Highways 21 and 7 (the 3rd busiest highway in all of Saskatchewan)
- As the main transport route from Calgary to Saskatoon, one can regularly witness dozens of trucks, trailers and equipment vehicles along Kindersley's service roads
- Situated in the heart of the Viking oil formation: in 2016 and 2017, there were a total of 4,192 oil wells drilled in Saskatchewan; 2,050 (49%) are in the Kindersley area

SUSTAINABILITY

- Kindersley is a hub location with a trading population area of more than 40,000 people
- Kindersley's unique location puts it at least a 2-hour drive to other urban centres
- Kindersley is a stable earning community with an average household income of approximately $116,950.00
- Kindersley is home to a full-service, 9-hole golf course, two world-class, fully-irrigated baseball diamonds; a 0.3 mile, tri-oval speedway, Kindersley Aquatic Centre, and the West Central Events Centre (WCEC) featuring two ice surfaces, a curling rink and an indoor walking track. The WCEC is home to the local SJHL Klippers hockey team
- Kindersley's total population is 4,710 (2018)



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