# LAND FOR SALE

ICR COMMERCIAL REAL ESTATE

## BLACK IRON CROSSING

## CENTENNIAL DRIVE N, MARTENSVILLE SK

**"LOCATION, YOUTHFUL AND GROWING POPULATION WITH EXPANDING EMPLOYMENT AND DEVELOPMENT OPPORTUNITY, MAKES MARTENSVILLE ONE OF THE HOTTEST INVESTMENT MARKETS ON THE PRAIRIES"**

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

Black Iron Crossing is located along Martensville's major business corridor – Centennial Drive, parallel to Highway 12 – with a daily traffic count of over 13,000 vehicles per day.

**11.86 ACRES FOR SALE**

**$7,056,700** ($595,000/acre)

- **Can be subdivided**
- **Zoned Highway Commercial**
- **Surface Parcel 202886972**

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TRUST US TO PUT YOU ON THE MAP

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## THE MARTENSVILLE ADVANTAGE

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 desire to see an increase of local retail services.

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

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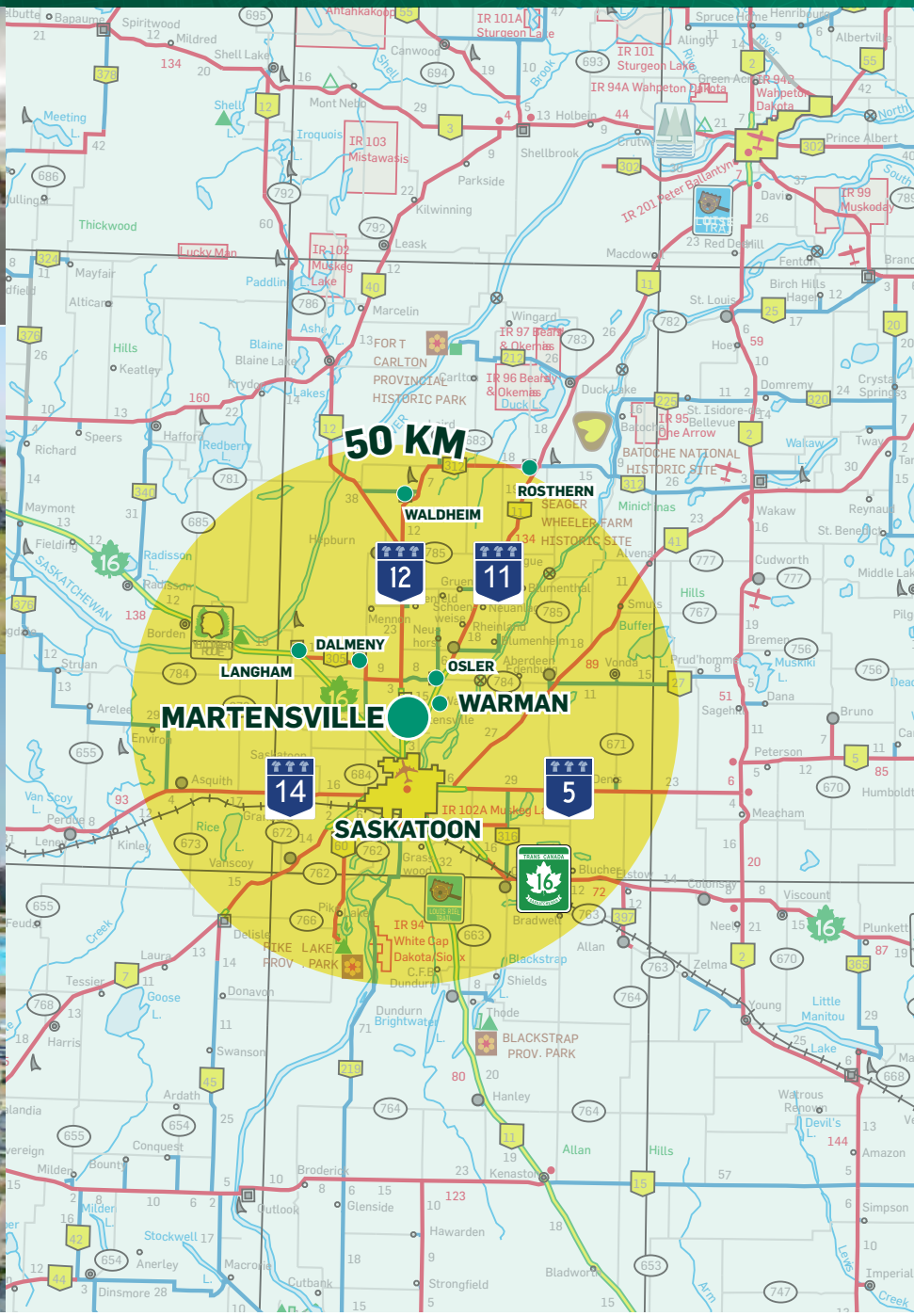


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