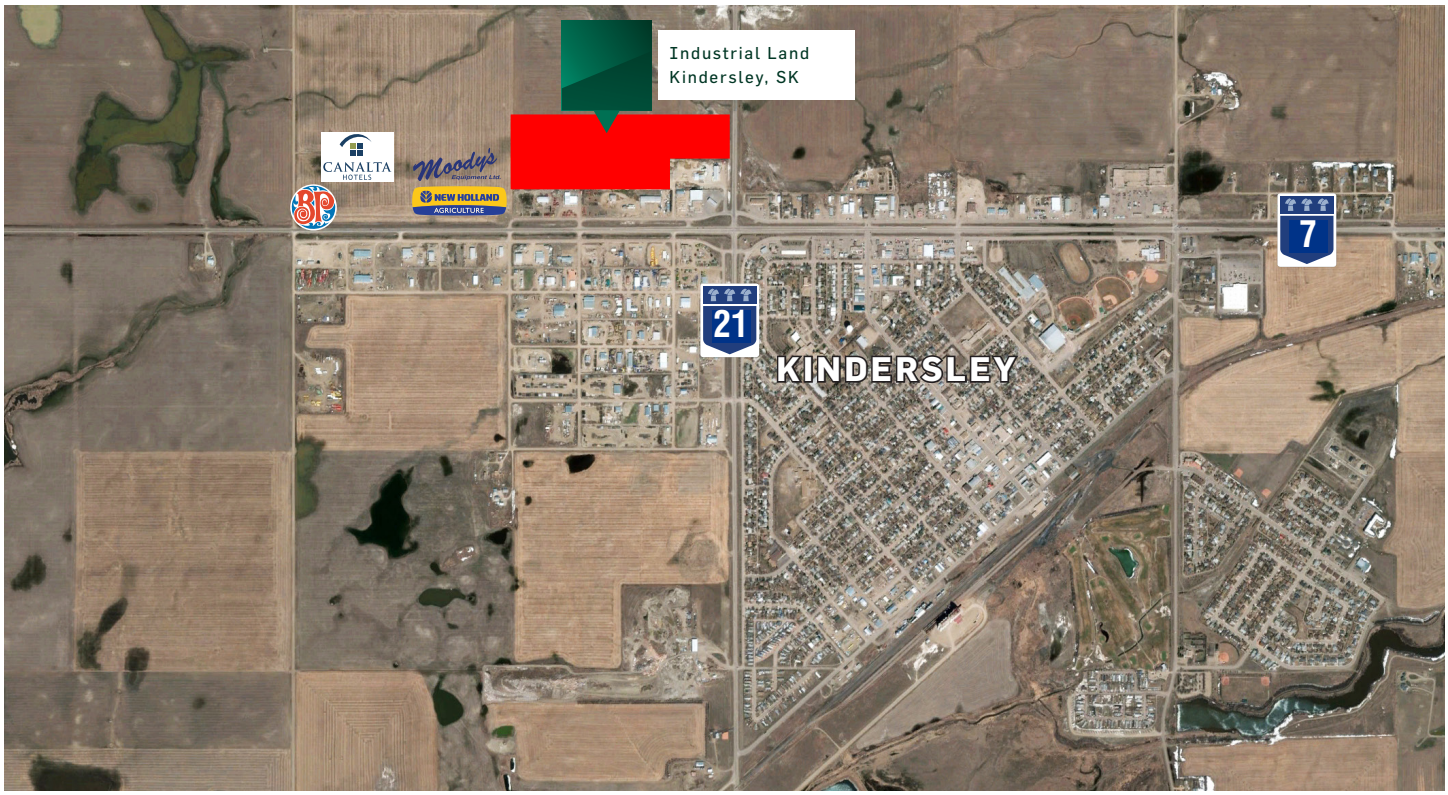
FOR SALE

ICR COMMERCIAL REAL ESTATE

INDUSTRIAL DEVELOPMENT LAND
HIGHWAY #21, KINDERSLEY SK



PROPERTY PROFILE

AVAILABLE FOR SALE
47 Acres

SALE PRICE
$100,000/Acre (Can be subdivided)

ZONING
IH Heavy Industrial

LEGAL DESCRIPTION
Surface Parcels 149710324, 146409396

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WHY KINDERSLEY?

GROWTH

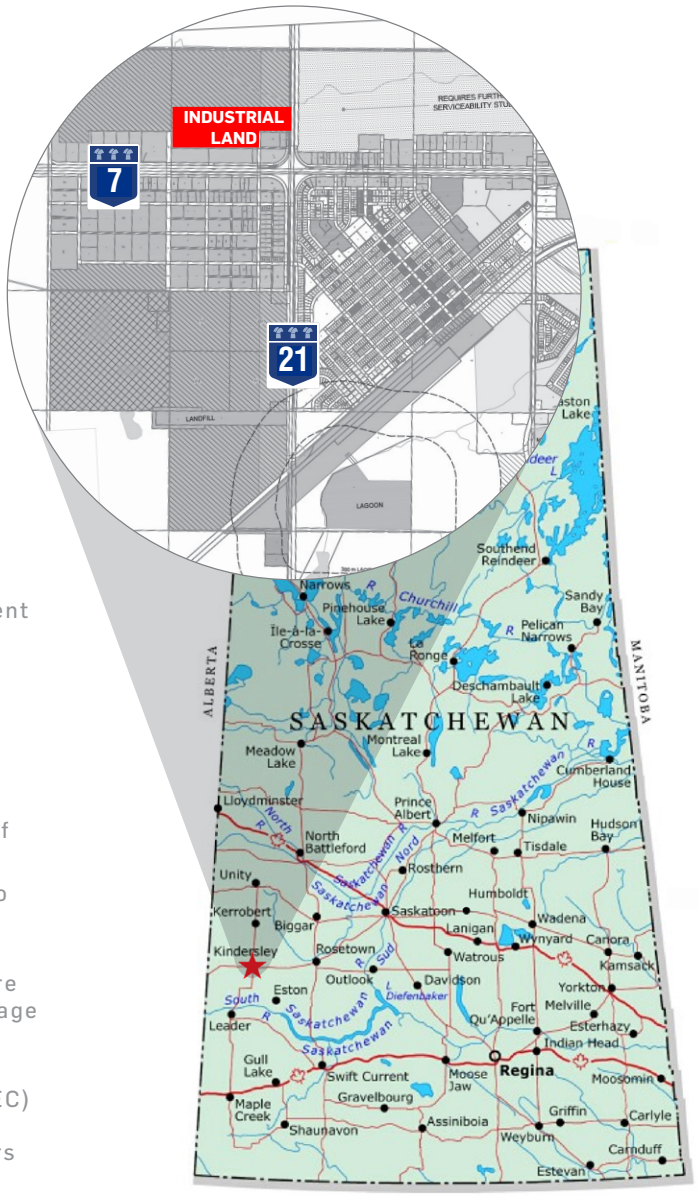
- Within the past few years, hotel developers have confirmed Kindersley's investment potential by doubling the local hotel capacity through new construction and expansion
- Most recent hotel development being an 85-room CanAlta with a free-standing Boston Pizza restaurant
- Marathon Properties, a privately-owned 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: since 2016, there have been a total of 5,221 oil wells drilled in Saskatchewan with 2562 (49.07%) drilled 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 $112,829.00 (two or more persons) which is $10,000 higher than Saskatchewan's average
- 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, and the West Central Events Centre (WCEC) featuring two ice surfaces, a curling rink and an indoor swimming pool. The WCEC is home to the local SJHL Klippers hockey team



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