FOR SALE OR LEASE

ICR COMMERCIAL REAL ESTATE

MACNASH PARK INDUSTRIAL LOTS
9TH AVENUE WEST, KINDERSLEY SK

LEGAL DESCRIPTION
Lots 2-14
Block 306
Plan 102100486, Ext 0

ZONING
M1 - Industrial

LAND DETAILS
Fully-serviced

AVAILABLE FOR SALE/LEASE

	SALE PRICE	LEASE RATE
Lot 6 (2.6 Acres):	$325,000.00	$3,500/month
Lots 3, 4 & 9 (5.23 Acres):	$525,000.00	$5,500/month
~~Lot 10 (5.23 Acres).~~	**SOLD**	

PROPERTY TAXES

Lot 6:	$6,639/Year
Lot 3:	$9,190/Year
Lots 4 & 9:	$9,272/Year

* Purchasers are subject to **Kindersley's Development Process & Fee Schedule**. This includes a one-time hookup fee of $20,000 for water & sanitary service connections. For further information visit www.kindersley.ca

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WHY KINDERSLEY?

GROWTH

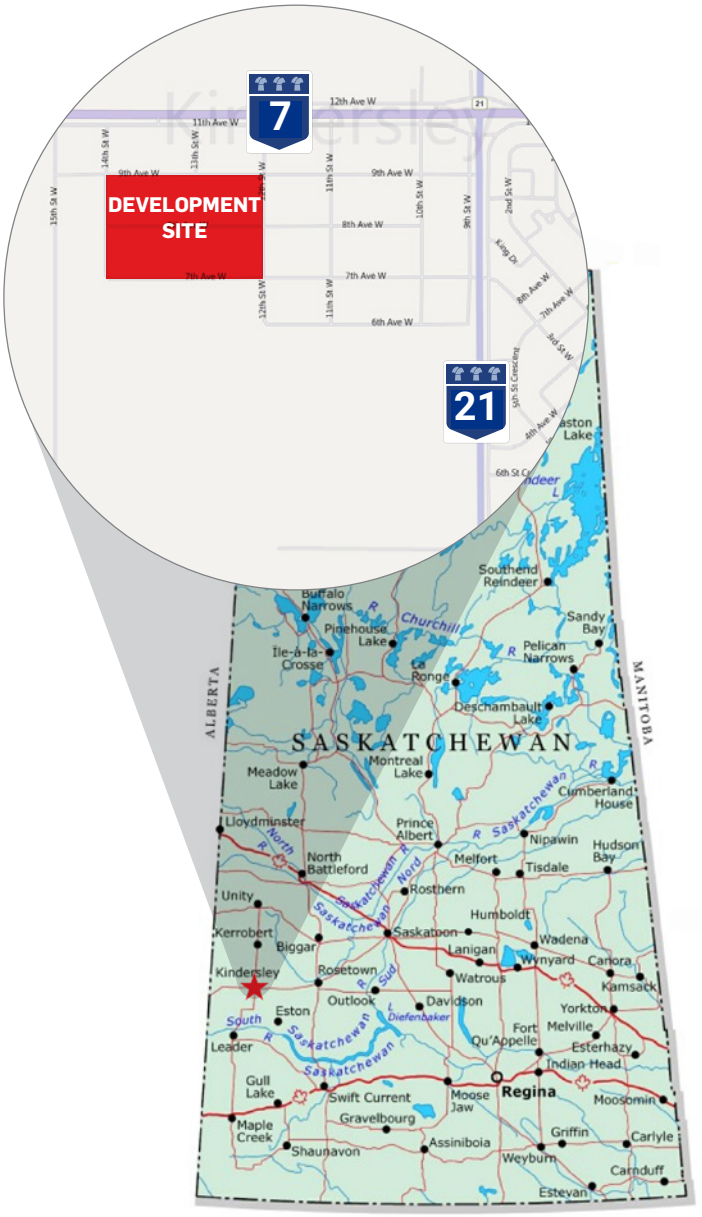
- Within the past few years, hotel developers have confirmed Kindersley's investment potential by doubling the local hotel capacity through new construction and expansion
- Most recent hotel development being an 85-room CanAlta with a free-standing Boston Pizza restaurant
- Marathon Properties, a privately-owned 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: 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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SASKATOON, SK S7K 1X2
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PROPERTY MANAGEMENT DOWNTOWN
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SASKATOON, SK S7K 1X2
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F: 306.664.1940

SALES & LEASING NORTH
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SASKATOON, SK S7K 3Y4
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F: 306.931.0882

SALES & LEASING PROPERTY MANAGEMENT
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