

FOR SALE

Yorkton Commercial / Multifamily Land with Great Exposure

270 Peter Pond Road, Yorkton, Saskatchewan



BUSY
RETAIL NODE



SIGNAGE
OPPORTUNITIES



GREAT
EXPOSURE

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ABOUT YORKTON

- Yorkton is the largest city on the Trans Canada Yellowhead Highway #16 in east-central Saskatchewan, between Winnipeg, Manitoba and Saskatoon, Saskatchewan.
- Yorkton is on the main line of the Canadian Pacific Railway and also on the Bay Line, connecting the Port of Churchill to the Canadian National Railway mainline.
- With Retail sales in excess of \$613 Million per year, Yorkton is the third largest trade area in Saskatchewan serving much of east-central Saskatchewan and Western Manitoba.
- With more than 1,000 businesses, employing over 9,000 workers, Yorkton's current economic strength is in the construction, information and cultural industries, professional, scientific and technical services, retail trade, manufacturing, educational, healthcare and administrative sectors. Mining and food processing are emerging sectors for Yorkton and the surrounding area (expected fertilizer mining operation to be developed near Melville).
- Yorkton's strong agricultural tradition is demonstrated by the recent \$190M investment in two canola crushing plants in the Yorkton area.

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LOCATION

- Situated in Yorkton, Saskatchewan.
- Excellent sight lines to Highway #9.
- Adjacent to Walmart Supercentre.
- Easy access from Trans Canada Yellowhead Highway #16.
- Ideal for commercial, multifamily, hotel, industrial, and office uses.

PROPERTY SUMMARY

Asking Price **\$749,000**

Land Area 2.55 +/- Acres

Zoning Highway Commercial C-2

Site Dimensions:
North - 459' 10"
South - 506' 4"
East - 211' 7"
West - 210' 5"

The Occupant is responsible for confirming the accuracy of size and all other information during it due diligence.

DEMOGRAPHICS

Trade Area Population	69,199
Yorkton Population	19,498
Daytime Population	20,978
Households	8,400
Median Age	41.1
Avg. Household Income	\$97,074

Source: Environics Analytics ©2021

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FOR MORE INFORMATION, PLEASE CONTACT:

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