

TOWN OF OUTLOOK
SASK ROAD COMMERCIAL DEVELOPMENT PROSPECTUS
LOTS FOR SALE



www.townofoutlook.ca



TOWN OF OUTLOOK

SASK ROAD COMMERCIAL DEVELOPMENT

The Highway Commercial Corridor represents a strategic growth area to support new and expanding businesses. The Town of Outlook is committed to fostering a strong and vibrant business community. Through investments in infrastructure, thoughtful planning, and supportive municipal policies, the Town ensures businesses have the resources and opportunities they need to succeed.

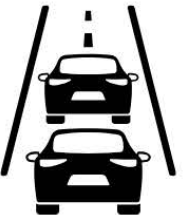


Town of Outlook: 2,336 (2021 Census)

Based on communities and rural municipalities within a 20-30km drive radius, the estimated trade area population for Outlook is **5,500**.



Irrigation, Agriculture and Agri-Processing, Truck and Transport, Retail Services and Construction are key industries serving the Outlook and surrounding areas.



Outlook sits on Saskatchewan **Highway 15**, a provincial transportation route that connects to regional markets and links with high-capacity corridors.



Potential Uses

- Automobile Dealer and Repair
- Recreational Vehicle Sales & Service Establishments
- Restaurants
- Hotel & Motel Establishments
- Retail Service
- Convenience Stores with or without gas bars
- Distilleries, Wineries, Breweries
- Health Services
- Household goods and appliance repair services

See the Town of Outlook Zoning Bylaw for a full list of permitted and discretionary uses.
(C2 Highway Commercial District)



KEY DETAILS

Fully Serviced Lots: Municipal Water & Sewer Mains, SaskPower & SaskEnergy are included in purchase price.

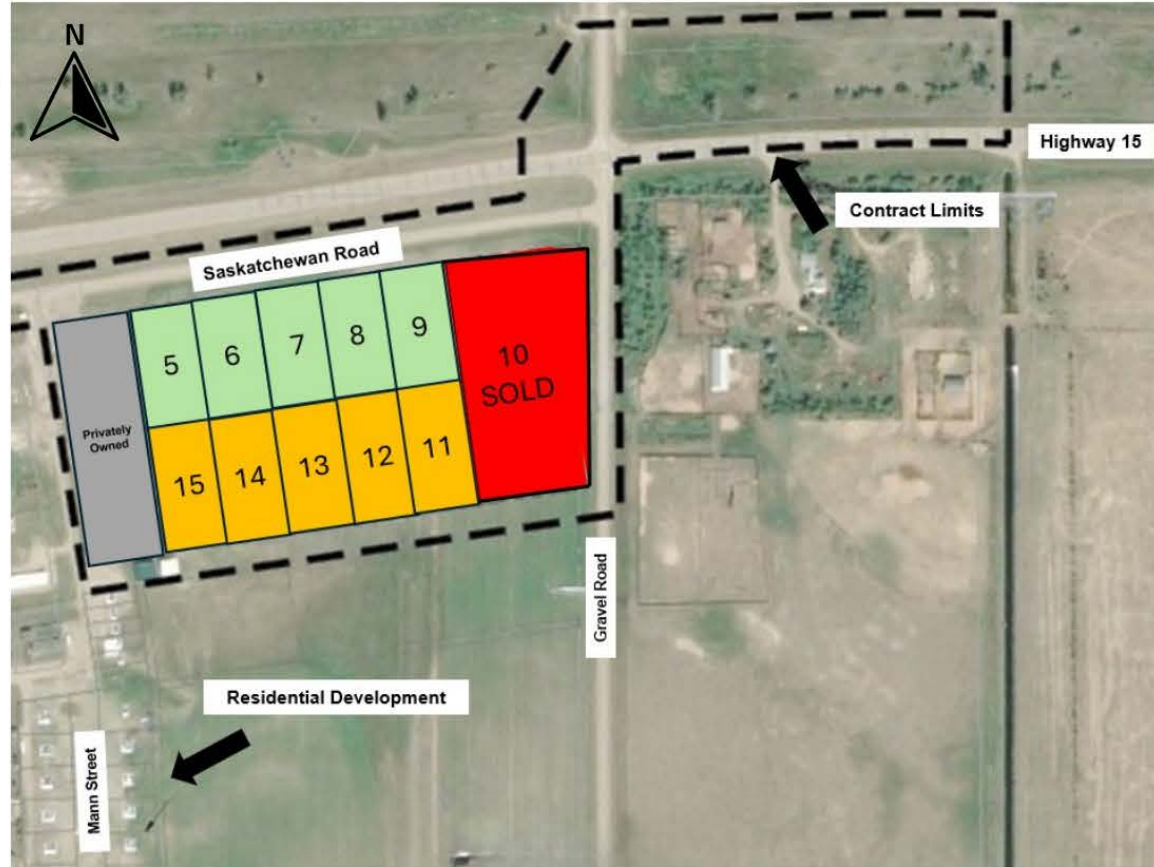
Service Line Connection to Main: The service line from inside the lot to the main will be the responsibility of the purchaser.

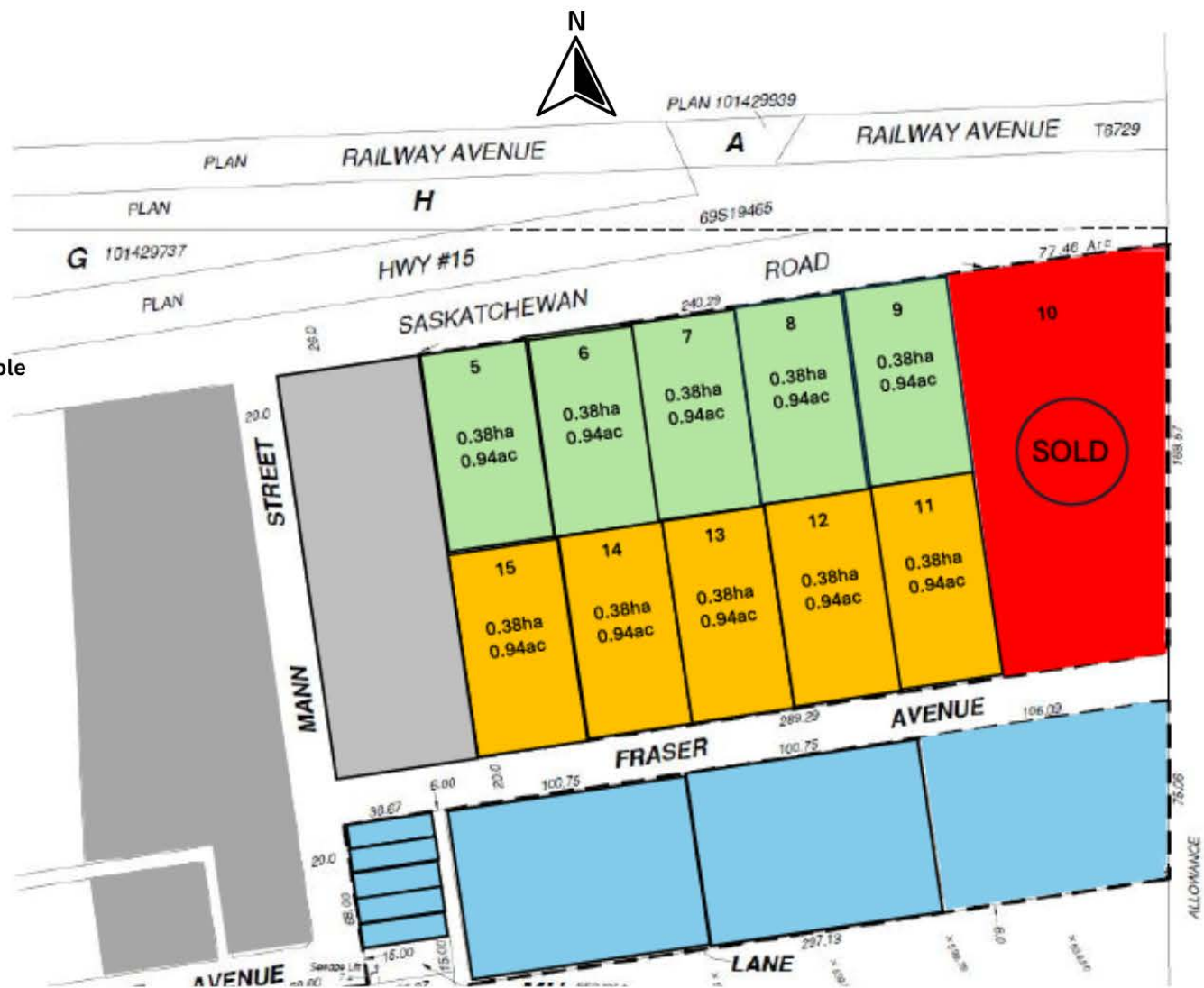
Efficient Drainage: Stormwater management system includes ditches and offsite retention pond.

Road Infrastructure: All roadways will be paved to municipal standards. Saskatchewan Road will be developed as a heavy-load route.

Phased Development Focus: Initial focus is on the Saskatchewan Road (north) frontage lots; while the Fraser Avenue (south) lots will be developed as demand warrants.

Future Access and Services: Access to Fraser Avenue lots will not be provided in initial stage of development; however, purchasers may proceed if multiple lots are purchased.





SASKATCHEWAN ROAD NOW TENDERING			
Lot #	Site Size	Price/ACRE	Deposit
5	0.94 acres	\$376,000	\$37,600
6	0.94 acres	\$376,000	\$37,600
7	0.94 acres	\$376,000	\$37,600
8	0.94 acres	\$376,000	\$37,600
9	0.94 acres	\$376,000	\$37,600

FRASER AVENUE NOW TENDERING			
Lot #	Site Size	Price/ACRE	Deposit
11	0.94 acres	\$376,000	\$37,600
12	0.94 acres	\$376,000	\$37,600
13	0.94 acres	\$376,000	\$37,600
14	0.94 acres	\$376,000	\$37,600
15	0.94 acres	\$376,000	\$37,600

TOWN OF OUTLOOK

SASK ROAD COMMERCIAL DEVELOPMENT

The Town of Outlook offers flexible business-friendly incentives to support commercial and industrial development. Whether you're an individual starting a business, a contractor building for resale, or a developer planning a larger project, Outlook provides structured benefits to help you get started.

Commercial/Industrial Lot Sales

Tender Process:

Refundable Deposit of \$37,600 per lot must be submitted with the bid documents.

Bid Documents must entail:

- Lot(s) that are being bid on
- Total bid, Development Plans (if any)
- Type of Business
- Timeline for Development

Interest-free period

Deferred Payment options for contractors and developers

Extended timelines for construction start

Commercial/Industrial Development Tax Incentive

Tax Abatement Schedule on Buildings

Year 1-3: 100% municipal tax abatement

Year 4: 50% municipal tax abatement

Year 5: Full taxation resumes

Sask Road Tax Abatement on Land

Year 1: 100% municipal tax abatement

Year 2: 50% municipal tax abatement

Abatements can be combined for a total of 6 years.

Eligibility Includes:

New Commercial or Industrial construction

Building expansions (min. 25% increase in floor space)

Significant Renovations or accessory Buildings (\$35,000+ investment)



To learn more about the Town of Outlook's
Business Incentives, please visit our website or reach out to us!



TOWN OF OUTLOOK LOCATION

Outlook, known as the Irrigation Capital of Saskatchewan, is located along key transportation routes and just a short drive from the province's largest center (Saskatoon). The community offers the ideal balance of accessibility and small-town charm. Its strategic location near the South Saskatchewan River supports agriculture, industry, and tourism alike, making it a natural choice for businesses looking to serve local, regional and provincial markets. Whether you're establishing a storefront, expanding operations or investing for the future, Outlook's prime location places you right where growth happens!

Contact us for further information!

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