

**TOWN OF OUTLOOK**  
**SASK ROAD COMMERCIAL DEVELOPMENT PROSPECTUS**  
**LOTS FOR SALE**



# 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.

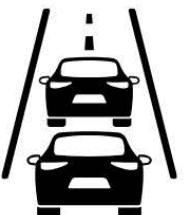


### Town of Outlook: 2,336 (2021 Census)

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.

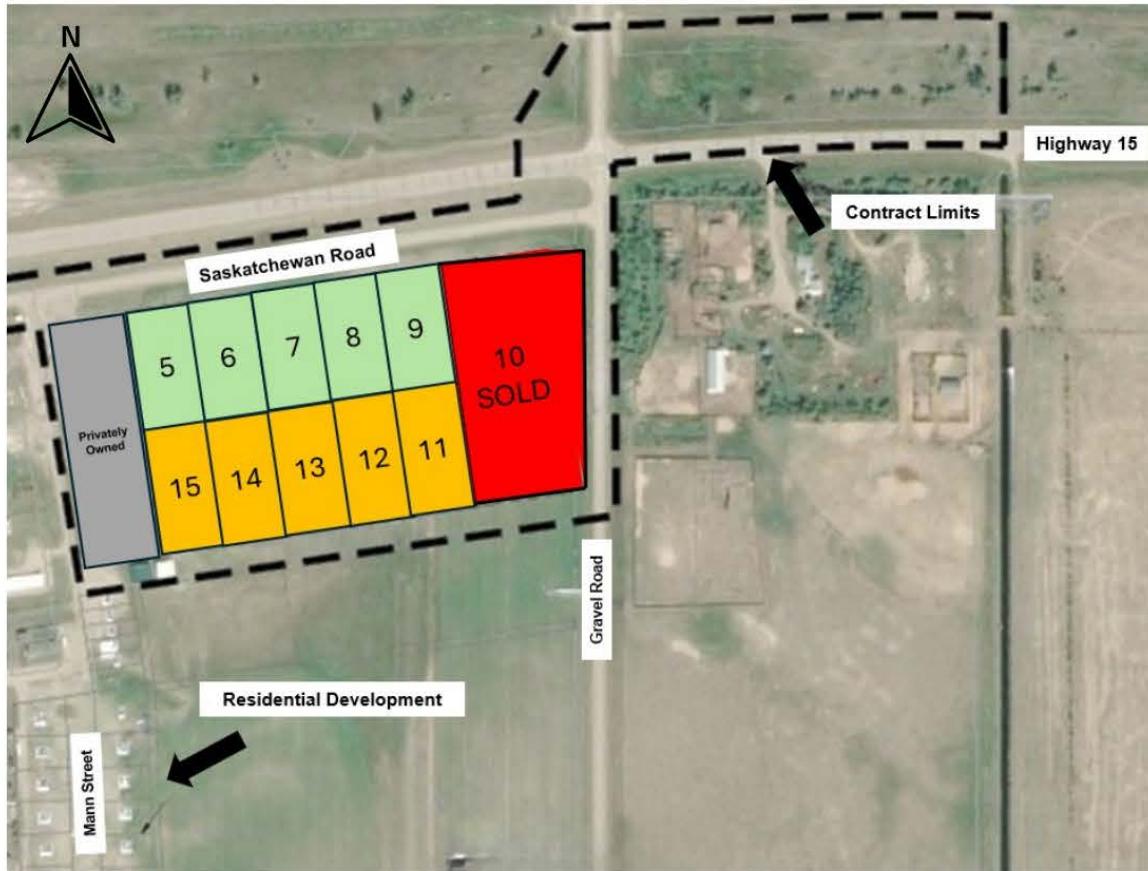
**Service Line Connection to Main:** The service line from inside the lot to the main will be the responsibility of the purchaser.

**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.





PLAN 101429909

A

RAILWAY AVENUE

T6729

PLAN

RAILWAY AVENUE

H

PLAN 101429737

PLAN

HWY #15

SASKATCHEWAN

STREET  
MAIN

FRASER

RAILWAY AVENUE

69519465

ROAD

77.46 Acre

10

SOLD

AVENUE

AVENUE

Sask. Line

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# 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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