



Colliers

Whitecap Dakota First Nation, SK<sub>Excl.</sub>

# Chief Whitecap Trail Business Park 99-year land lease

Modern and full service infrastructure and amenities to accommodate commercial and light industrial uses on parcels 0.625 AC and up.

- Flexible lot sizes with affordable rates
- Up to 99-year pre-paid capital leases
- Annual payment operating leases
- The opportunity to renew/extend the lease at any time
- Build-to-suit construction for sale or leaseback

Asking:

**\$150 k**  
per acre

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# Property Profile

## Chief Whitecap Trail Business Park

Up to 99-year commercial land leases with annual land lease rates negotiable and build-to-suit options available.

<b>Location</b>	23 km south of Saskatoon along Highway 219
<b>Available</b>	Phase I 28 AC 26 individual lots 0.625 AC to 1.003 AC Up to ± 9 AC combined
<b>Zoning</b>	Accommodates uses compatible with Commercial and Light Industrial Zoning
<b>Legal Land Description</b>	Whitecap Reserve No. 94 SEC. 1, TP. 34, R. 6, W 3 <sup>rd</sup> M
<b>Possession</b>	Immediate
<b>Land Value</b>	Starting at \$150,000.00/AC

The Whitecap Dakota First Nation (WDFN) Self-Governance Treaty, signed on September 23, 2022, is a historic agreement between WDFN and the Government of Canada. It grants Whitecap Dakota greater autonomy in governing its lands, resources, and programs, recognizing its inherent right to self-government. This treaty is significant because it legally acknowledges Whitecap Dakota as a self-governing Indigenous nation, rather than being governed under the Indian Act. A third-generation land code has been implemented with financial institutions and the Canadian Mortgage Housing Corporation (CMHC).

Land Use Plan with development standards as well as architectural guidelines have been produced by WDFN. Please contact listing agents for supplementary leasing package, site plan and offer to lease template.



## Development Associates

These organizations are familiar with the development and capital lease product and can provide ancillary services for your project:

- BMO
- Peace Hills Trust
- Affinity Credit Union
- Allnorth
- MNP
- Suncorp Valuations
- Brunsdon Lawrek & Associates

**Modern services available to residents and businesses provide a better quality of life in the community.**

- Primary care health centre
- Early learning centre and daycare
- Elementary school
- RCMP detachment
- Fire protective services
- Employee housing

**Amenities provide a service offering unique to this business park.**

- Saskatchewan's highest rated 18-hole golf course with full restaurant and meeting space
- Dakota Dunes Casino with a full service restaurant and lounge, Tim Horton's and meeting space
- 155 room hotel and convention centre
- Whitecap Trail Gas Bar/Cardlock & Convenience Store with sandwich bar

**On-reserve and off-reserve education and employment partnerships compliment your business' continued professional development.**

- Saskatchewan Indian Institute of Technology (SIIT)
- University of Saskatchewan
- Great Plains College
- Sask Polytechnique

**Modern infrastructure improvements foster a contemporary business climate.**

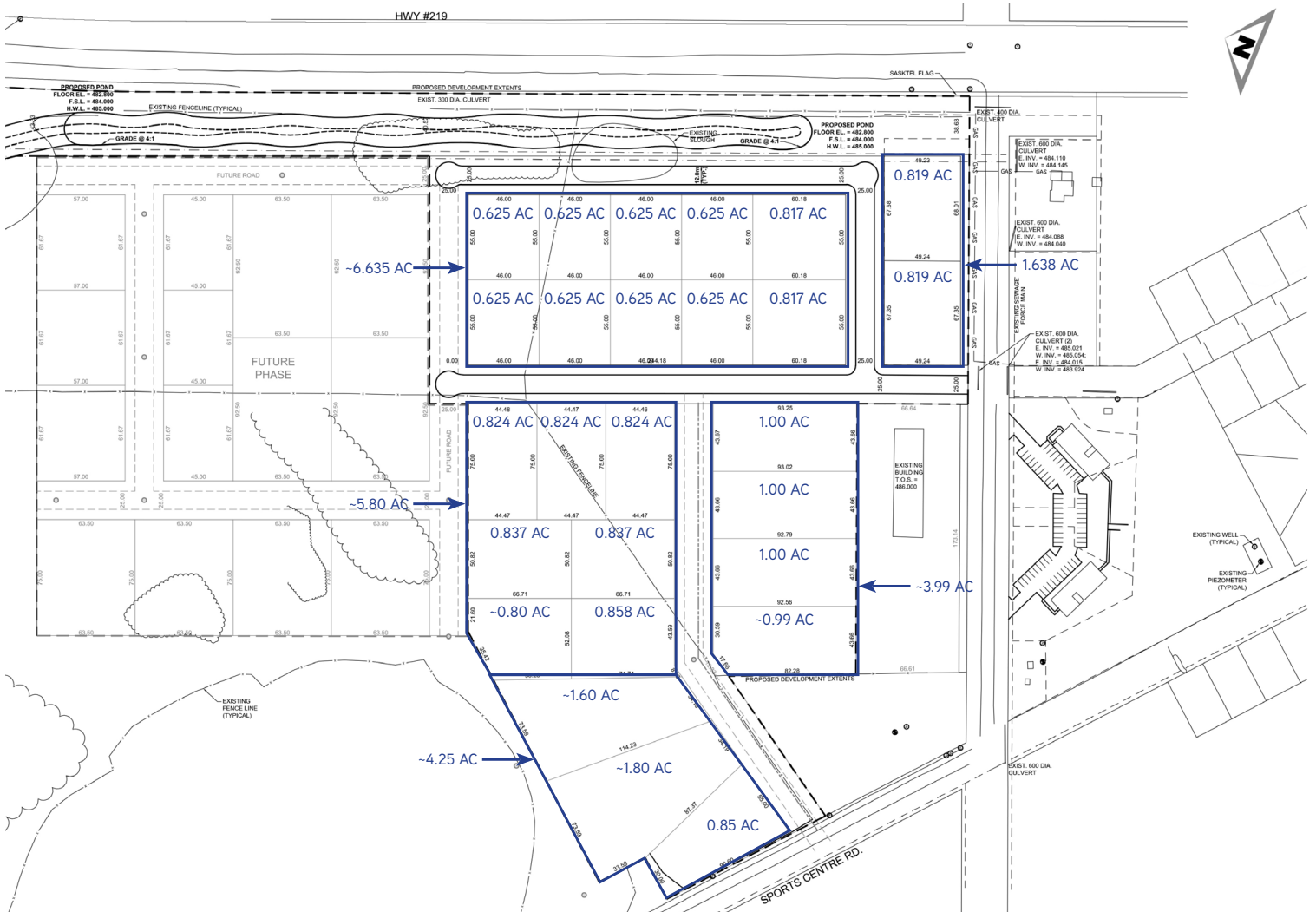
- Fully paved business park
- Reverse Osmosis filtration water system
- Expanded water treatment and wastewater facilities
- Natural gas and 3-phase power
- 4G wireless Internet
- Fiber optic telecommunications
- Primary weight grade highway with  $\pm$  4,400 AADT
- Ideal for agriculture, horticulture, construction, education and recreation users
- Excellent fit for users with large land or storage requirements and low employee count



# Site Plan



0.625 AC to ± 9 AC  
available



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