



# FOR SALE

## HWY 16 DAFOE

## SASKATCHEWAN

### ABOUT PROJECT

A 150-acre, investment-ready development opportunity located at the south-east corner of Highway 16 (Yellowhead Highway) and Highway 6 in Dafoe, Saskatchewan. The site concept plan supports a full-service travel centre, QSR pads, hotel, and future commercial subdivision.

### FEATURES

 Commercial Zoning	 Hotel	 Mixed Use
 Gas Station	 Quick Serve Restaurants	 Parking



**CALL NOW**

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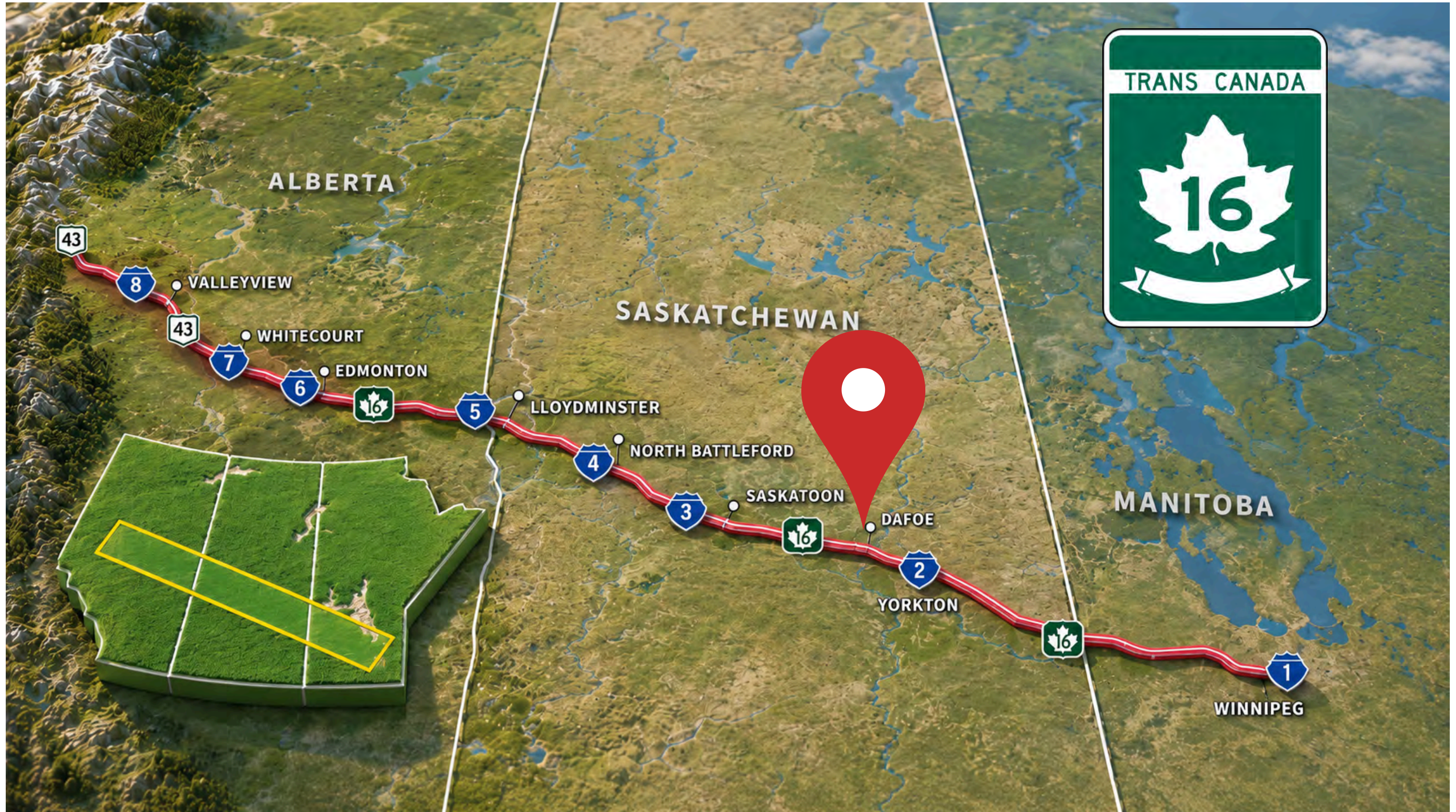
<b>Location</b>	South-east corner of Highway 16 (E-W) and Highway 6 (N-S), Dafoe, Saskatchewan.
<b>Site Area</b>	150 Acres - Square Parcel
<b>Zoning</b>	Commercial - Commercial use approved
<b>QSR</b>	Anchor Tenant in Place
<b>Gas Station &amp; Cardlock</b>	A Major Company Approved the Site
<b>Motel / Hotel</b>	Approved Site

**Total site area of 150 acres, with the following conceptual components:**

- Retail Gas Station + Convenience Store – 3 acres
- Cardlock Fueling Facility – 5 acres
- Truck Parking Area – 6 acres (designed for approximately 30–80 truck stalls)
- Tim Hortons Drive- Thru Pad – 1.5 acres
- Dairy Queen Drive- Thru Pad – 1.5 acres
- Hotel Parcel – 3–5 acres (concept shows a branded, multi- storey hotel)
- Future Commercial Lots – 129+ acres (flexible layout, typical 5- acre lots for future subdivision)

These areas are conceptual and can be refined based on final design, user requirements, and municipal/highway approvals.













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