

Multifamily Development Land

Adanac Pointe MultiFamily
Prince Albert, SK
www.cbre.com/saskatchewan

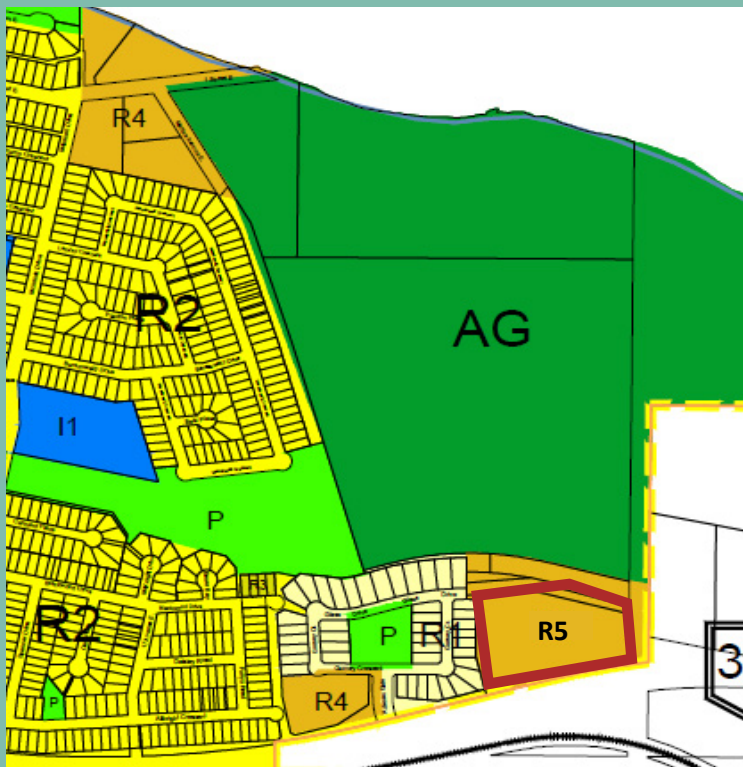
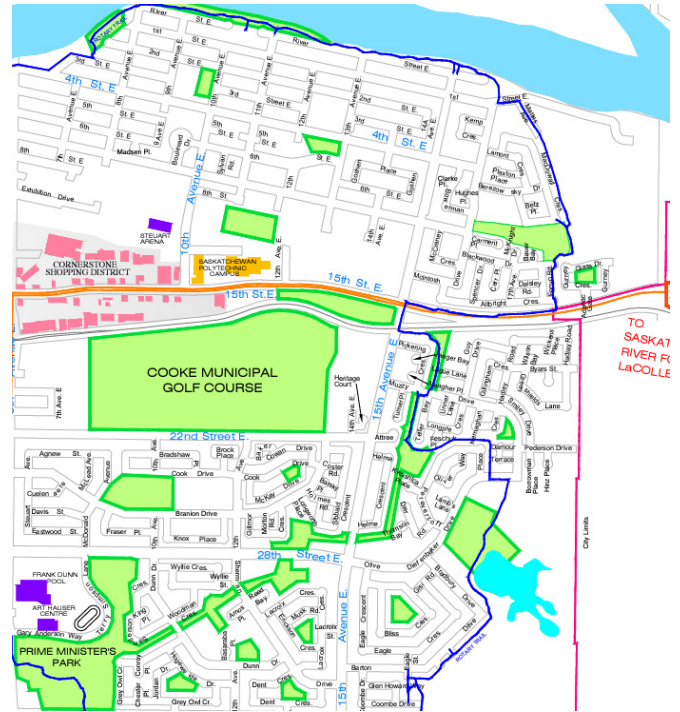
Adanac Pointe - Multifamily Land



The Offering

Parcel B - 7.47 Acres

- + Multifamily development opportunity in Prince Albert's prestigious Adanac Pointe neighbourhood.
- + This location offers easy access to schools, parks, shopping centers and other amenities.
- + Flexibility within the given zoning bylaws to accommodate residential-based uses.
- + Adanac Pointe has upheld stringent architectural control since its inception and has become one of Prince Albert's most sought-after neighbourhoods.
- + Drivetime to nearby points of interest include 2 mins to Corner Stone Shopping Center (2.8 km), 3 mins to Saskatchewan Polytechnic Prince Albert (2.4 km), 6 mins to downtown (3km), 6 mins to the Art Hauser Centre (4.4km), and 7 mins to the Yard Recreation Pool and Rinks (4.5km).



ZONING HIGHLIGHTS (R5)

- + The R5 district is to provide multiple dwelling uses that can be integrated selectively with single detached dwellings and other detached dwellings.
- + R5 zoning is free from other uses except for those compatible with the area.
- + Permitted uses include daycare homes, duplex dwellings, semi-detached dwellings, and triplex dwellings.
- + Discretionary uses include high-rise apartments, group homes, senior citizen housing, stack townhouses, townhouses, walk-up apartments, and student housing.
- + A maximum of 45% of the lot may be covered with buildings. The floor area ratio on high-rise apartments is 5-1; there is no maximum on walk-up apartments.

Property Details

7.47 Acres of Multi-Family Land

Property Address	15th Street East & Adanac Drive
List Price	\$2,400,000
Land Area	Lot B: 7.47 acres
Legal Description	Lot B: Surface Parcel 166182509
Zoning	Lot B: R5

7.47
Acres
\$310,078 per acre

5:1
Gross Floor Space Ratio
5:1 for high-rise, no
maximum for walk-up

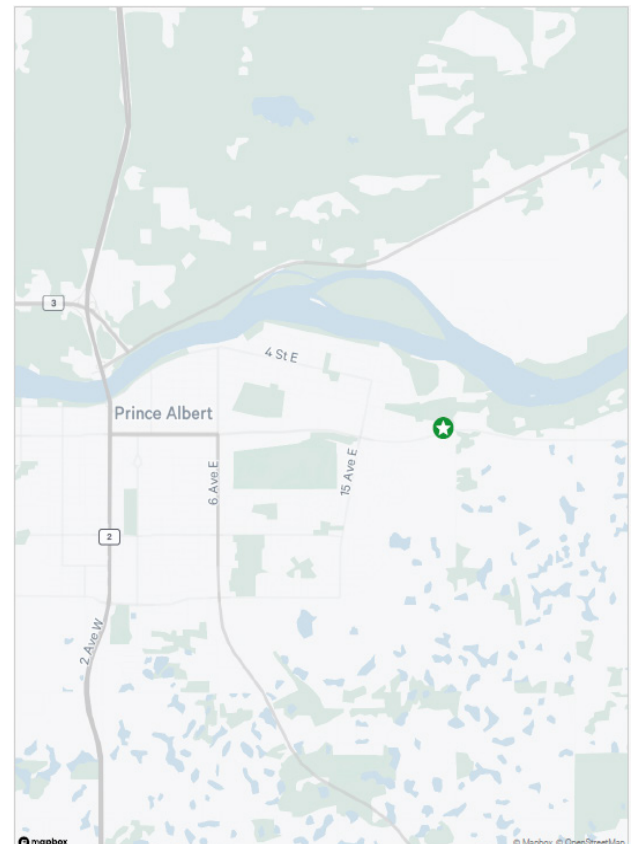
10.6m
Max building height
R5 zoning

45%
Site Coverage
Maximum

Adanac Pointe

Adanac Pointe is the first architecturally coordinated residential subdivision in Prince Albert. This neighbourhood is situated on the south bank of the North Saskatchewan River in the city's northeast quadrant. The center of the subdivision features a lush park spanning 1.92 acres, providing ample space for families to picnic, play, and relax. On the south side of the subdivision, there is a buffer strip that guides vehicle traffic along divided entrance roads into the neighbourhood.

The lots on the north border of this subdivision have a panoramic view of the river valley. There are paths in the subdivision that connect with the established nature trail system. The subdivision has more acres of green space than any residential subdivision in the city; the neighbourhood's perimeter is enclosed by an iron fence and over 1,200 trees and shrubs. Adanac Pointe is immediately adjacent to an existing residential neighbourhood, Riverview and is approximately two kilometers east of the largest and newest shopping centre in Prince Albert, the Cornerstone Shopping Centre.





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