



Facing West

### Civic Addresses

- ISC # 164231333
- 63 - 7th Ave N

### Legal Description

- Parcel A Block Plan 101962357 Sup
- Parcel C Block Plan 101962357 Sup

### Land Size

- 94,525.20 sf. (2.17 AC)
  - 489,614.40 sf. (11.24 AC)
- 13.41 AC**

### Sale Price

- \$4,025,000.00

### Property Details

- High Visibility Site with great access

### Property Taxes

- \$15,428.26 Parcel A
- \$41,729.76 Parcel C

### Traffic Count

- 2501-5000 Average  
Daily traffic

### Zoning

- C-1 (City Centre Commercial)

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**LEGEND**

 **Potential Multi Family / Condo Development**  
543' x 217' depth = 2.71 Acres

FOR SALE

**Dracup Avenue & Smith Street East**  
Yorkton, SK

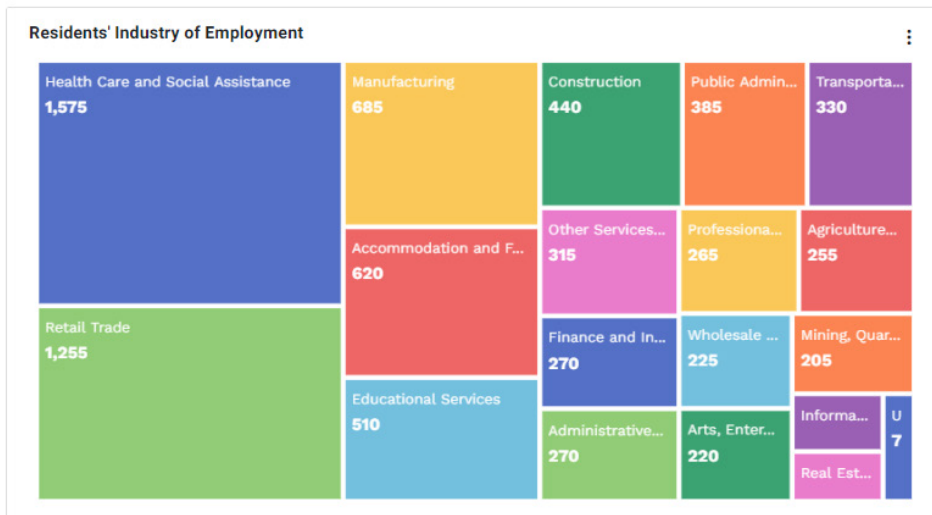
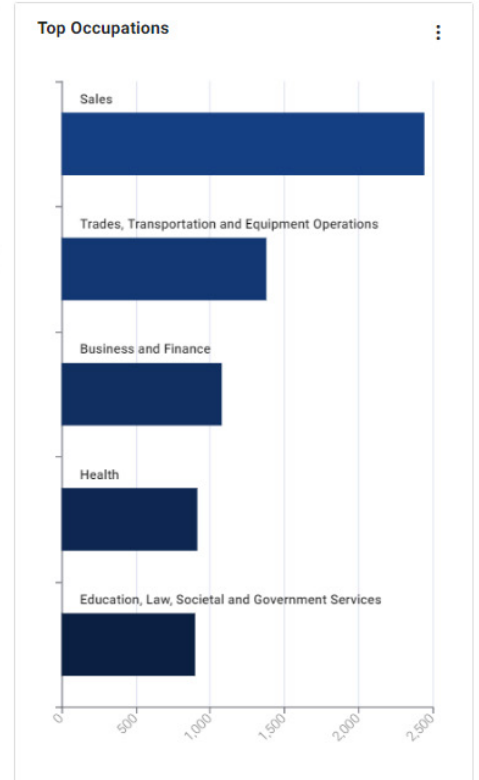
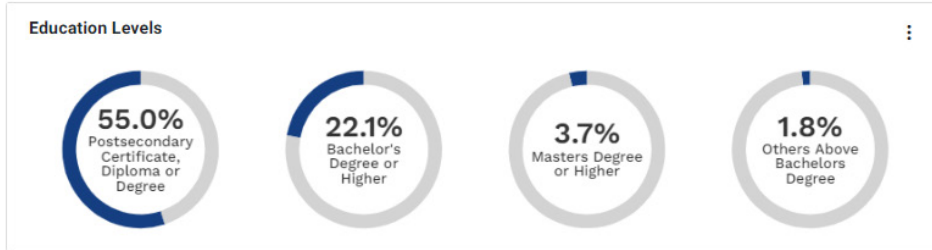


## Supporting Data

### City Overview

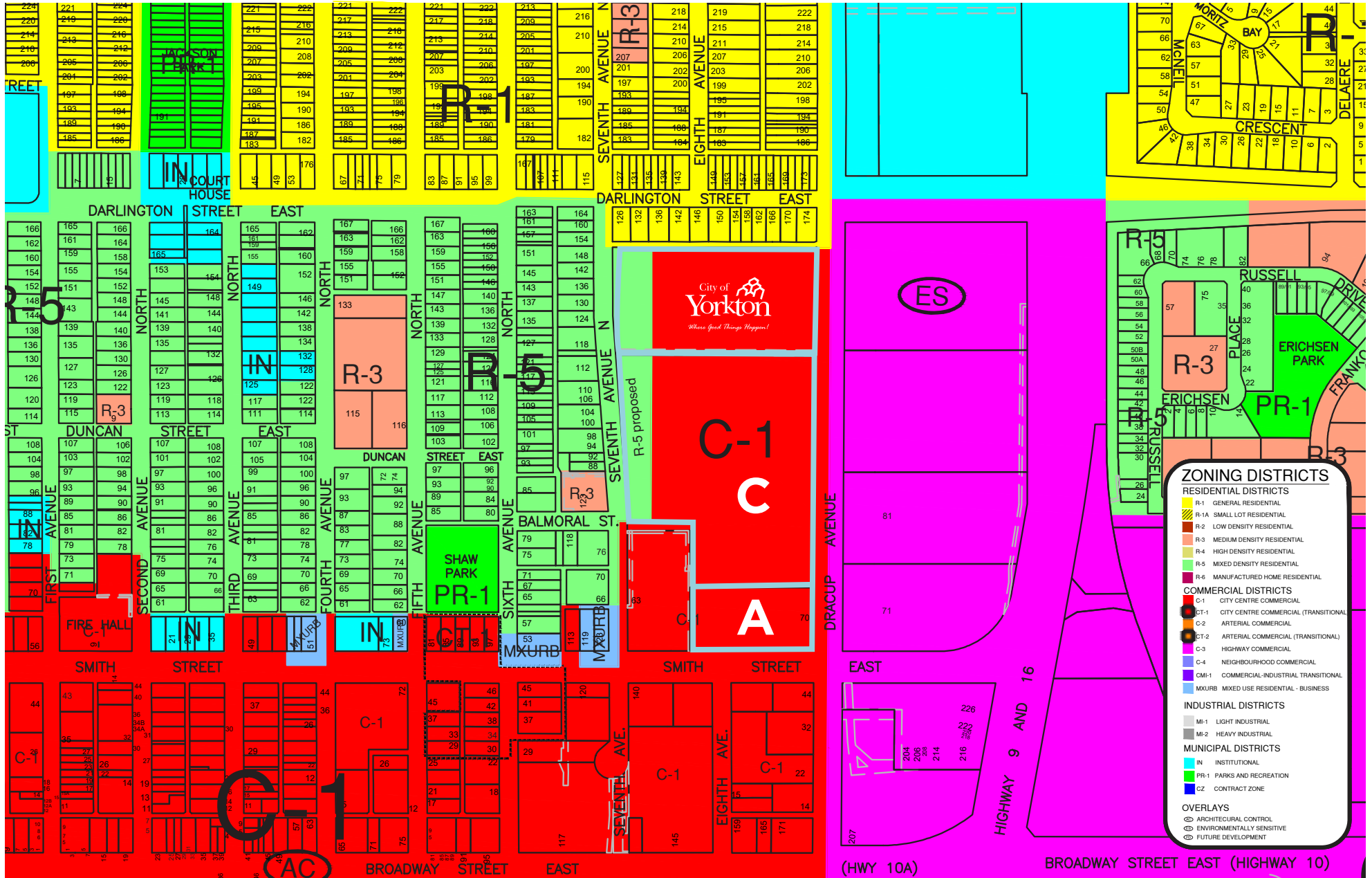
- Home to some of Canada’s leading international agribusiness companies. With two canola-crushing plants and four grain elevators, Yorkton helps contribute to Saskatchewan’s 54% share in Canada’s canola production.
- Main economy driver is the agriculture and food processing industry with:
  - Food processing plants
  - Grain elevators
  - Manufacturing facilities





FOR SALE

**Dracup Avenue & Smith Street East**  
Yorkton, SK





**Section 15.0**  
**CITY CENTRE COMMERCIAL C-1**

**Section 15.1**  
**CITY CENTRE COMMERCIAL (C-1)**

The purpose of this district is to establish and preserve a central community district that is convenient and aesthetically attractive for a wide range of retail, financial, community, professional and residential uses, as well as places of recreation in a setting conducive to and safe for a high volume of pedestrian traffic. See Section 5.4.3 for potential parking requirement relaxation in the C-1 District. The Permitted and Discretionary Uses in the C-1 District are outlined in the table below:

| 15.1.1           | Permitted Uses   | 15.1.2           | Discretionary Uses                                |
|------------------|--|------------------|---|
| 15.1.1.1         | Amusement Establishments - Indoor  | 15.1.2.1         | Auto & Minor Recreation Sales / Rentals           |
| 15.1.1.2         | *Apartments  | 15.1.2.2         | Automotive Maintenance                            |
| 15.1.1.3         | Apartments – Senior Citizens   | 15.1.2.3         | Building Materials, Sales and Storage             |
| 15.1.1.4         | Apartments – Main Floor Commercial   | 15.1.2.4         | Group Care Facilities (Section 7.4)               |
| 15.1.1.5         | Broadcasting / Television Studios  | 15.1.2.5         | Residential Care Facilities (Section 7.7)         |
| 15.1.1.6         | Bakery   | 15.1.2.6         | Service Stations (Section 7.9)                    |
| 15.1.1.7         | Business Support Services  | 15.1.2.7         | Warehouse Sales and/or Facility                   |
| 15.1.1.8         | Car Wash   | <b>15.1.2.8</b>  | <b>Dwelling Manufacturing Facility (Off-Site)</b> |
| 15.1.1.9         | Casinos  | <b>15.1.2.9</b>  | <b>Contractor Facilities</b>                      |
| 15.1.1.10        | Community Facilities   | <b>15.1.2.10</b> | <b>Pawn Brokers</b>                               |
| 15.1.1.11        | Convention / Exhibition Facilities (except for industrial / agricultural uses) | <b>15.1.2.11</b> | <b>Veterinary Service, Type I</b>                 |
| 15.1.1.12        | Commercial Education Facilities  | <b>15.1.2.12</b> | <b>Planned Unit Developments</b>                  |
| 15.1.1.13        | Day Care Centres (Section 7.2)   |                  |   |
| 15.1.1.14        | Dry Cleaner  |                  |   |
| 15.1.1.15        | Entertainment / Drinking Establishments  |                  |   |
| 15.1.1.16        | Equipment / Household Repair Shops   |                  |   |
| 15.1.1.17        | Essential Public Services and Utilities  |                  |   |
| 15.1.1.18        | Financial Institutions   |                  |   |
| 15.1.1.19        | Fleet Services   |                  |   |
| 15.1.1.20        | Funeral Services   |                  |   |
| 15.1.1.21        | Government Services  |                  |   |
| 15.1.1.22        | Health Services  |                  |   |
| <b>15.1.1.23</b> | <b>Home Occupations (Section 7.6)</b>  |                  |   |
| 15.1.1.24        | Hotels / Motels  |                  |   |
| 15.1.1.25        | Parking Lots / Facilities  |                  |   |
| 15.1.1.26        | Participant Recreation – Indoors   |                  |   |
| 15.1.1.27        | Personal Service Establishments  |                  |   |
| 15.1.1.28        | Professional Offices   |                  |   |
| 15.1.1.29        | Protective Services  |                  |   |
| 15.1.1.30        | Public Parks And Playgrounds   |                  |   |
| 15.1.1.31        | Restaurant / Drinking Establishments   |                  |   |
| 15.1.1.32        | Retail Stores – Convenience  |                  |   |
| 15.1.1.33        | Retail Stores – Grocery  |                  |   |
| 15.1.1.34        | Retail Stores – General  |                  |   |

Amended By Bylaw No. 10/2011 (15.1.2.8)

Amended By Bylaw No. 11/2012 (15.1.2.9)

Amended By Bylaw No. 14/2016 (15.1.2.10)

Amended By Bylaw No. 12/2020

Amended By Bylaw No. 27/2008

Amended By Bylaw No. 6/2018

\* Ground floor apartment buildings in the City Centre Commercial District, are only permitted as new buildings originally designed and constructed for residential purposes.

|                  |   |
|------------------|---|
| 15.1.1.35        | Shopping Centres – Neighbourhood                        |
| 15.1.1.36        | Shopping Centres – Community                            |
| 15.1.1.37        | Shopping Centres – Regional                             |
| 15.1.1.38        | Uses Accessory to Permitted Uses                        |
| 15.1.1.39        | Uses Accessory to Discretionary Uses                    |
| <b>15.1.1.40</b> | <b>Single-Family Dwellings located in the CT-1 Zone</b> |
| <b>15.1.1.41</b> | <b>Cannabis Retailers</b>                               |

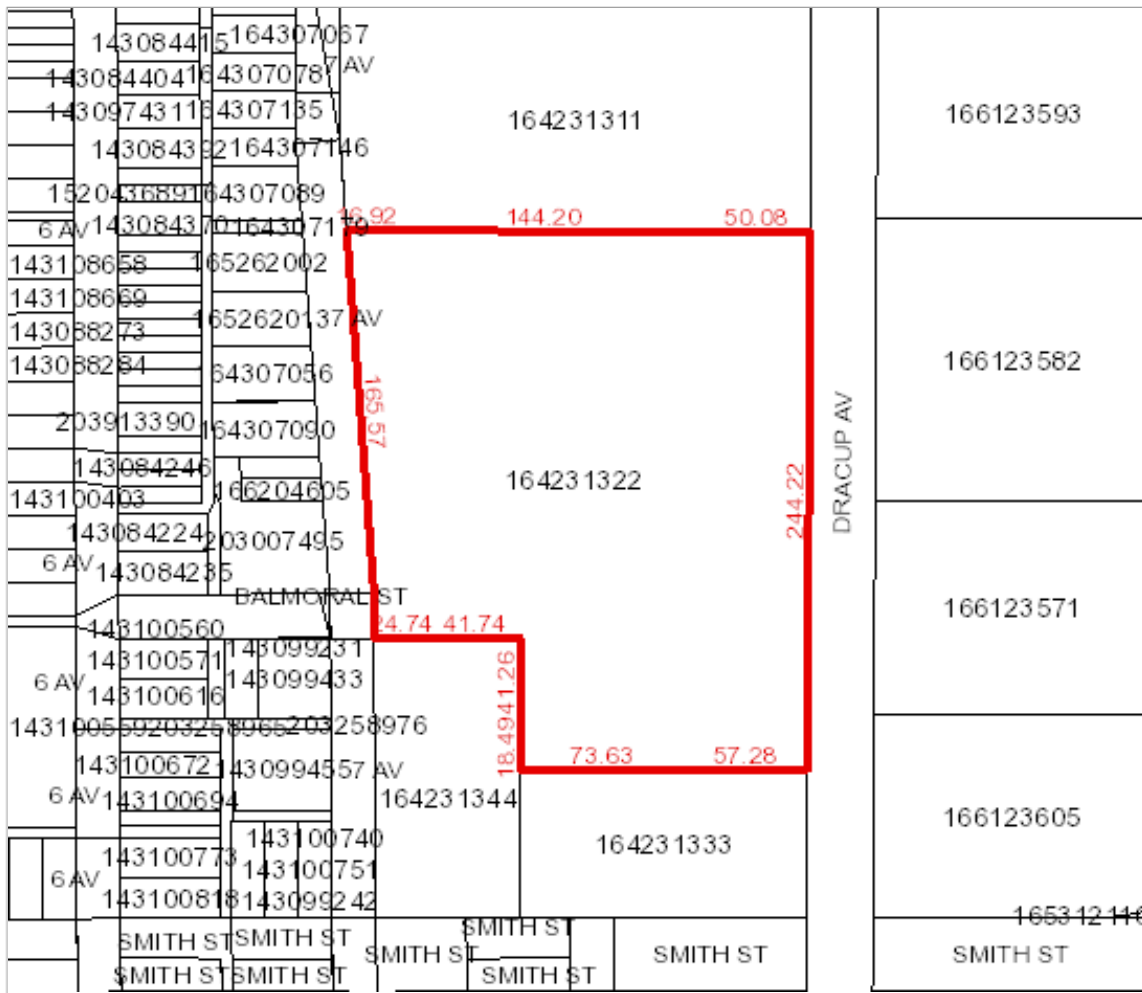
Amended By Bylaw No. 23/2008

Amended By Bylaw No. 16/2018



**Surface Parcel Number: 164231322**

REQUEST DATE: Thu Mar 14 11:24:16 GMT-06:00 2024



**Owner Name(s) :** CENOVUS ENERGY INC.

**Municipality :** CITY OF YORKTON

**Title Number(s) :** 148620438

**Parcel Class :** Parcel (Generic)

**Land Description :** Blk/Par C-Plan 101962357 Ext 0

**Source Quarter Section :** SE-02-26-04-2

**Commodity/Unit :** Not Applicable

**Area :** 4.551 hectares (11.24 acres)

**Converted Title Number :** 02Y01012D / 02Y01012E / 87Y0664

**Ownership Share :** 1:1

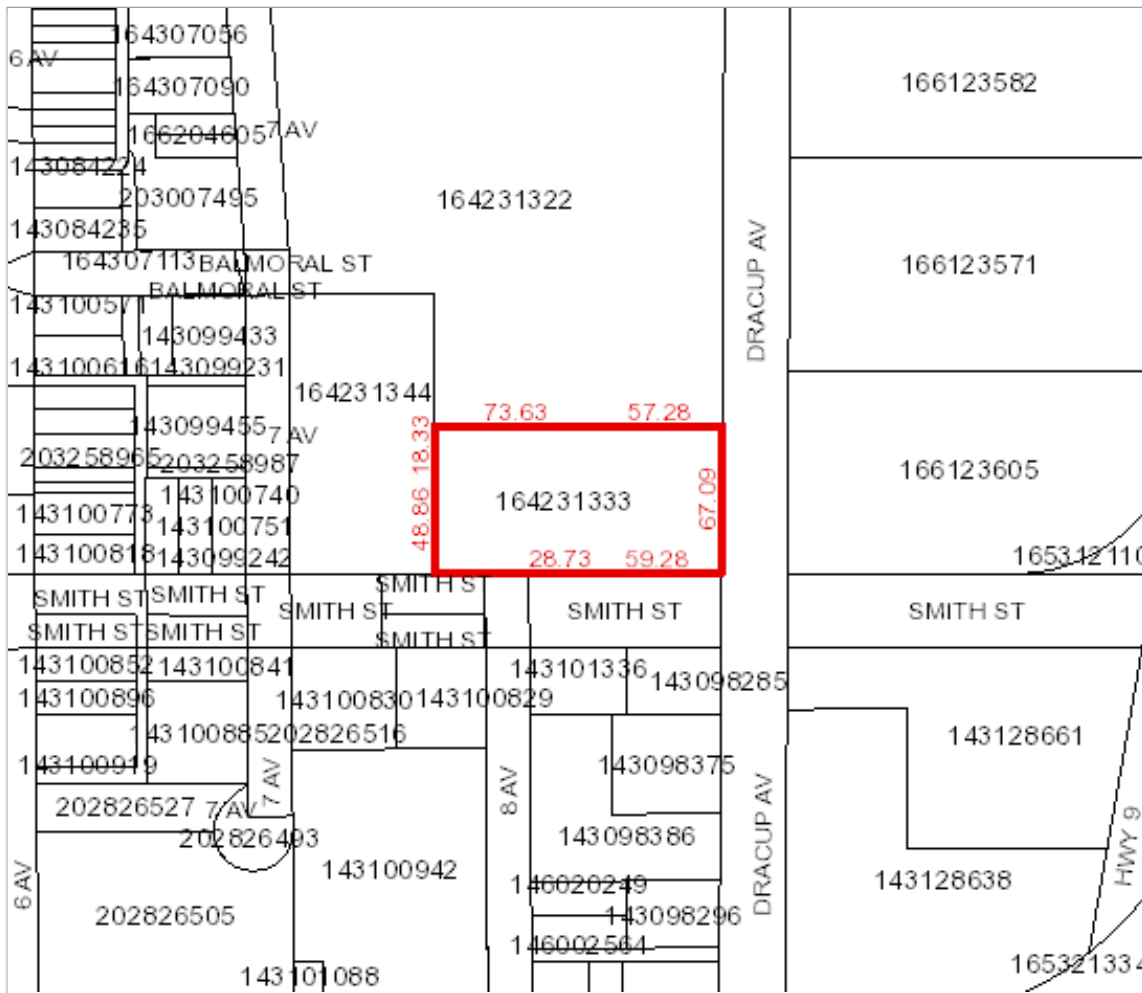
DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

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**Surface Parcel Number: 164231333**

REQUEST DATE: Thu Mar 14 11:22:08 GMT-06:00 2024



**Owner Name(s) :** CENOVUS ENERGY INC.

**Municipality :** CITY OF YORKTON

**Title Number(s) :** 148620449

**Parcel Class :** Parcel (Generic)

**Land Description :** Blk/Par A-Plan 101962357 Ext 0

**Source Quarter Section :** SE-02-26-04-2

**Commodity/Unit :** Not Applicable

**Area :** 0.878 hectares (2.17 acres)

**Converted Title Number :** 02Y01012 / 87Y06643

**Ownership Share :** 1:1

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