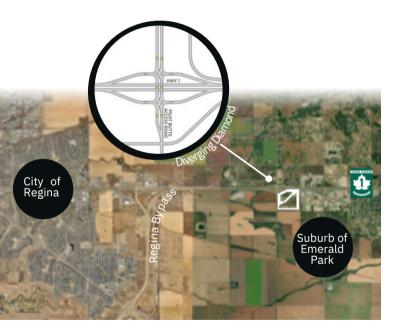
For Tell Crossing Business Park

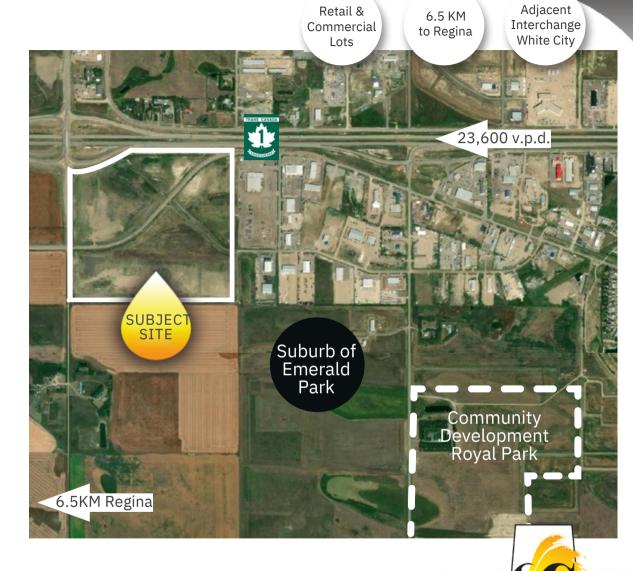
- Parcels for sale for retail and commercial development
- > Fully serviced with sewer & water, gas & power
- Located 6.5 KM from Regina
- Adjacent to the Pilot Butte Access Interchange, servicing Emerald Park, White City & Royal Park



The Diverging Diamond Interchange has traffic signals at the two crossover intersections.

installed at the end of Hwy 1 exit ramps at the intersections with the overpassing roadway.

The paved service road intersects
Pilot Butte Ac Road south or Diverging Diam to Interchange



Tell Crossing Business Park

scre.ca

REAL ESTATE

For Sale



Tell Crossing Business Park

etai

Commercial Fully Serviced Located off the Trans Canada #1 Hwy and near the Regina Bypass

Retail High Exposure Ease of access and ample visibility



REG'D PLAN NO. GD1719 SERVICE ROAD REAL ESTATE HIGHWAY NO. REG'D PLAN NO. 61R28144 5 0.61 ha (1.50 ac) PLAN NO. 102188864 85 **4** 3.87 ha (9.55 ac) ROAD ALLOWANCE 3 2 1.50 ha. (3.70 ac.) 2.00 ha. (4.94 ac.) 3 PROPOSED 3.0m DRAINAGE EASEMENT 4.98 ha (12.31 ac) UTILITY 0.13 ha (0.33 ac) PROPOSED 3.0m DRAINAGE ADDITION TO SERVICE ROAD PROPOSED 1.0m DRAINAGE 4 0.79 ha. 5 1.34 ha. (3.31 ac.) 2 6.46 ha (15.96 ac) 6 2.22 ha. (5.48 ac.) 0.59 ha (1.45 ac) 12 2.18 ha (5.39 ac) 13 2.28 ha (5.64 ac) MU2 MUNICIPAL UTILITY 1.22 ha (3.01 ac) 14 0.58 ha. (1.44 ac.) 2.57 ha (6.35 ac) PROPOSED 4.0m DRAINAGE (2.38 ac.) PROPOSED 3.0m DRAINAGE EASEMENT 10 4.32 ha (10.67 ac) 0.97 ha. (2.40 ac.)

The Saskatchewan Commitment

Linely Schaefer Commercial Sales & Leasing 306 535 8331 Ischaefer@scre.ca

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