

# Premium Frontage Industrial Lots For Sale

East Bypass Service Road, Regina, SK

**\$340,000/acre**

Chuka Creek Business Park, located southeast Regina, provides opportunity to acquire industrial-zoned land with excellent exposure to the Highway No. 1 Bypass.

Be part of this growing area where employees can live, work and play in an integrated community that is also home to a vibrant economic hub, including companies such as AGT Foods, NutraSun and CN Rail Intermodal Terminal.

## HIGHLIGHTS:

- High-visibility frontage along Highway No. 1 Bypass
- Services: City water, fire protection, fibre, power, natural gas, septic sewage
- Development-ready lots with immediate possession
- Adjacent to the Intermodal Terminal serviced by CN Rail



*Imagine the Possibilities*

# Lots For Sale

Phase 1 Zoning:  
Possession:

IH - Industrial Heavy  
Immediate

Lot	Acres	Status
CC	4.52	Available
2	2.47	Available
3	2.47	<b>SOLD</b>
4	2.47	<b>SOLD</b>
5	2.47	Available
6	2.41	Available

7	2.39	<b>SOLD</b>
8	2.41	Available
9	2.41	Available
10	2.41	Available
11	2.41	Available
12	2.42	Available
13	2.81	Available

## Additional Land Available

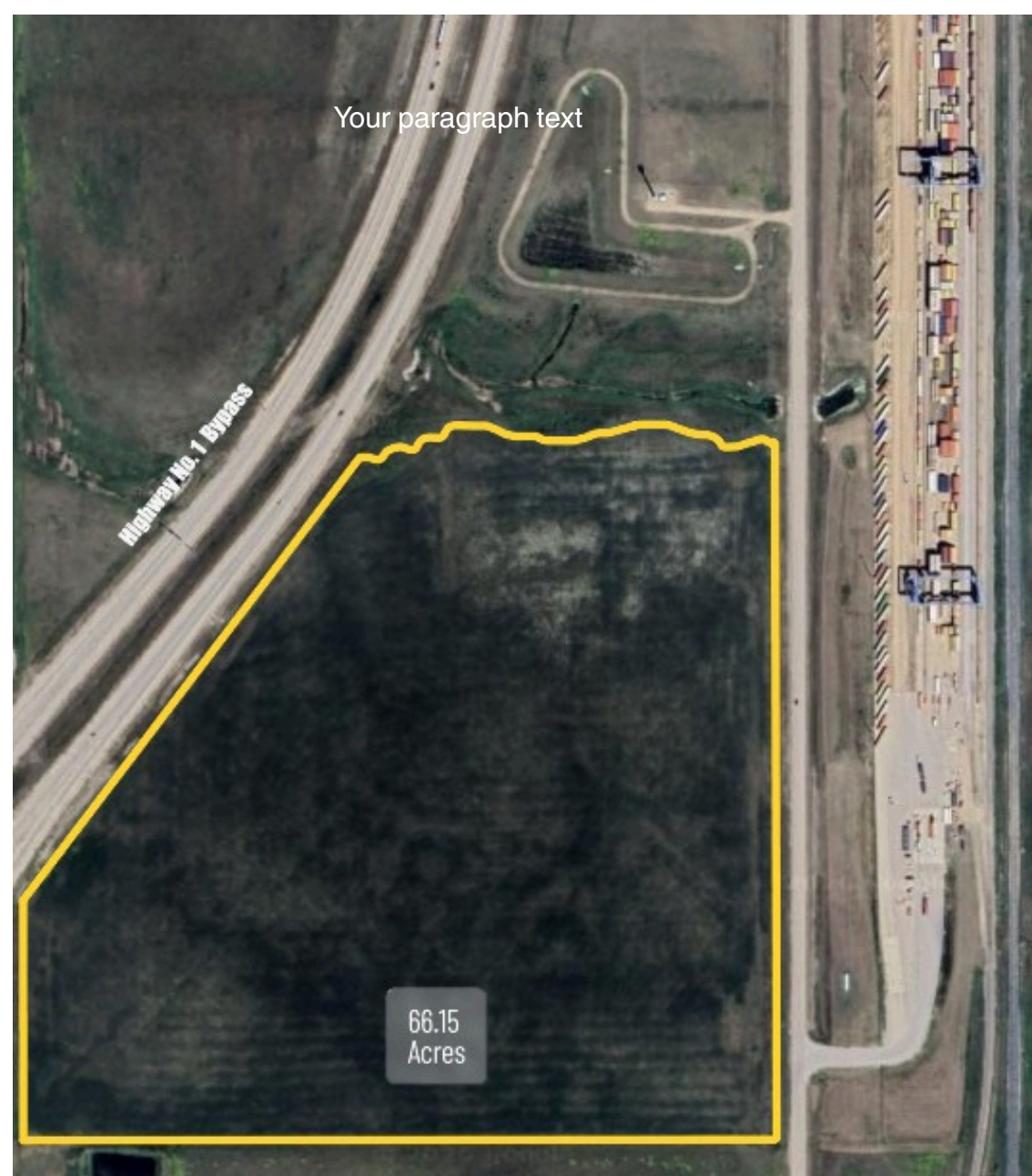
(Current Zoning UH)

These larger blocks of land in Chuka Creek Business Park are also frontage in the high-traffic exposure corridor of the Highway No. 1 Bypass and are ideal for future development.

**Right:** 66 acres south of Chuka Creek

**Top far right:** 19.7 acres north of E. Primrose Green Drive

**Bottom far right:** 18.4 acres north of E. Primrose



## Chuka Creek Business Park

Contact us:

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