

\$34,900 - 406 Riverview Road, Yorkton

MLS® #SK002463

\$34,900

0 Bedroom, 0.00 Bathroom, 19,166 sqft
Vacant Land on 0.44 Acres

N/A, Yorkton, Saskatchewan

Large corner lot. (Multi Family) 19,166 sq. ft. Rental Housing Incentive Program, the City is offering up to 5 years, 100% tax abatement to construct rental units. While there will be direct servicing costs for any development on the site, the City will waive off-site Development Levies. The property is zoned R-3 Medium Density Residential and would allow for an eight-plex either as an apartment, rowhouse or townhouse, pending design. Max height 16.8 meters or 4 storeys, Setbacks, Rowhouse/townhouse: Front 6.0m, Side 1.8m, Rear 6m. Apartment: Front 7.5m, Side 1.8m, Rear 7.5m, Parking 1 per 1 bedroom unit, 1.25 per 2 bedroom unit, 1.5 per 3 bedroom, plus 0.2 per unit for guest parking, asphalt/concrete hard surfacing required, Storm Water Management Plan required, on-site storage of 1:25 year event for 15 minutes, maximum release rate of 1:5 year event, Utility Connections There are existing water and sewer connections to Riverview Rd, but they have reached end of life and we would require new connections. Landscaping as per Section 6.0 of the zoning bylaw Possible encroachment on east side Recommend a survey to confirm property line location (id:6289)

Essential Information

Listing # SK002463
Price \$34,900



Surface Parcel Number: 142818172
REQUEST DATE: Fri Apr 11 15:49:34 GMT-06:00 2025



Owner Name(s) : NET WORTH PROPERTIES LTD.
Municipality : CITY OF YORKTON
Title Number(s) : 150323699
Parcel Class : Parcel (Generic)
Land Description : Lot 5-Blk/Par 49-Plan 66Y09711 Ext 0
Source Quarter Section : SW-34-25-04-2
Commodity/Unit : Not Applicable
Area : 0.087 hectares (0.22 acres)
Converted Title Number : 99Y11361
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.



Surface Parcel Number: 142818161
REQUEST DATE: Fri Apr 11 15:49:00 GMT-06:00 2025



Owner Name(s) : NET WORTH PROPERTIES LTD.
Municipality : CITY OF YORKTON
Title Number(s) : 150323688
Parcel Class : Parcel (Generic)
Land Description : Lot 4-Blk/Par 49-Plan 66Y09711 Ext 0
Source Quarter Section : SW-34-25-04-2
Commodity/Unit : Not Applicable
Area : 0.089 hectares (0.22 acres)
Converted Title Number : 99Y11361
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.

Bathrooms	0.00
Square Footage	19,166
Acres	0.44
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	406 Riverview Road
Subdivision	N/A
City	Yorkton
Province	Saskatchewan
Postal Code	S3N2L8

Interior

Heating	Other
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Listing Details

Listing Office	RE/MAX Revolution Realty
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Listing information last updated on October 16th, 2025 at 10:01am PDT