

\$83,500 - 39 Clarke Avenue, Yorkton

MLS® #SK010365

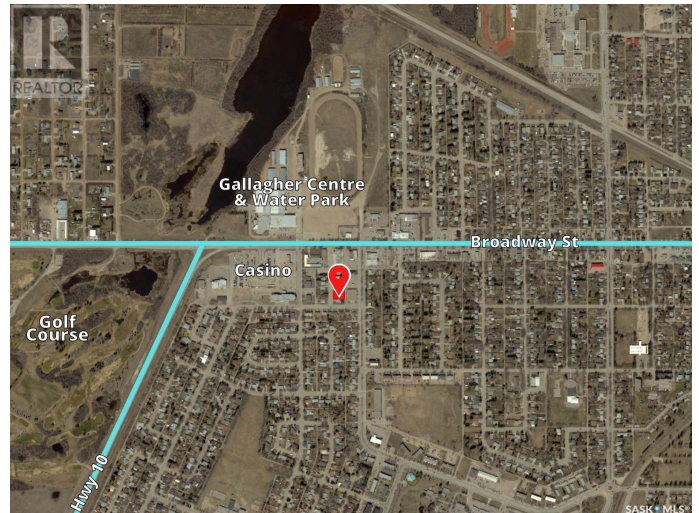
\$83,500

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.19 Acres

West YO, Yorkton, Saskatchewan

**SMALL DEVELOPMENT SITE PERFECT
FOR CARE HOME OR MULTI-FAMILY *****

Incentives available from City of Yorkton to build on this lot **** This undeveloped piece of multi-family land is located 1 block off Broadway Street in Yorkton just inside the western edge of the city limits. This block of Clarke Avenue is located close to the junction of HWY 52 & HWY 10 and walking distance to the arena, Gallagher centre, the casino, as well as the shopping and transit amenities found along Broadway Street. This lot is rectangular in shape and is approx 70ft W by 120ft L. There is lane access at the back of the property and it is level and flat which is perfect for building on. Yorkton is already a fully serviced community, as a potential developer it is just a matter of costing out your connection fees to the existing utilities for a new building. All development is regulated via the City of Yorkton zoning bylaws and building permit process. Permitted uses include: Apartments, Apartments - Senior Citizens, Essential Public Services and Utilities, Public Parks and Playgrounds, Rowhouses, Three or Four Unit Dwellings, Townhouses, and Residential Care Homes. Info on available incentives can be found at www.yorkton.ca/incentives There is also an interesting set of Discretionary Uses (ask listing REALTORS® for details) for this land that could be possible by gaining approval the City. The immediate area surrounding this lot/land is characterized as transitioning between commercial to residential



homes with many duplexes, townhomes, and low-rise apartment buildings nearby. This spot would be the perfect place to build a care home or a 4, 6, 8, or 10 plex multi-family property and could be a profitable investment opportunity. If this sounds like something you would be interested in, give your REALTOR® a call today to get the ball rolling. If you don't already have a REALTOR® looking after your business, give us a call and we will get the process started. (id:6289)

Essential Information

Listing #	SK010365
Price	\$83,500
Bathrooms	0.00
Acres	0.19
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	39 Clarke Avenue
Subdivision	West YO
City	Yorkton
Province	Saskatchewan
Postal Code	S3N2M2

Amenities

Features	Lane, Rectangular
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Exterior

Exterior Features	Lawn
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Listing Details

Listing Office	Flatlands Real Estate Team
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Listing information last updated on October 13th, 2025 at 6:16am PDT