

515 SAUNDERS ROAD | MOOSOMIN, SK



BLACK BOX

COMMERCIAL CONDOS



COMING SUMMER 2026

COMMERCIALCONDOSMOOSOMIN.CA

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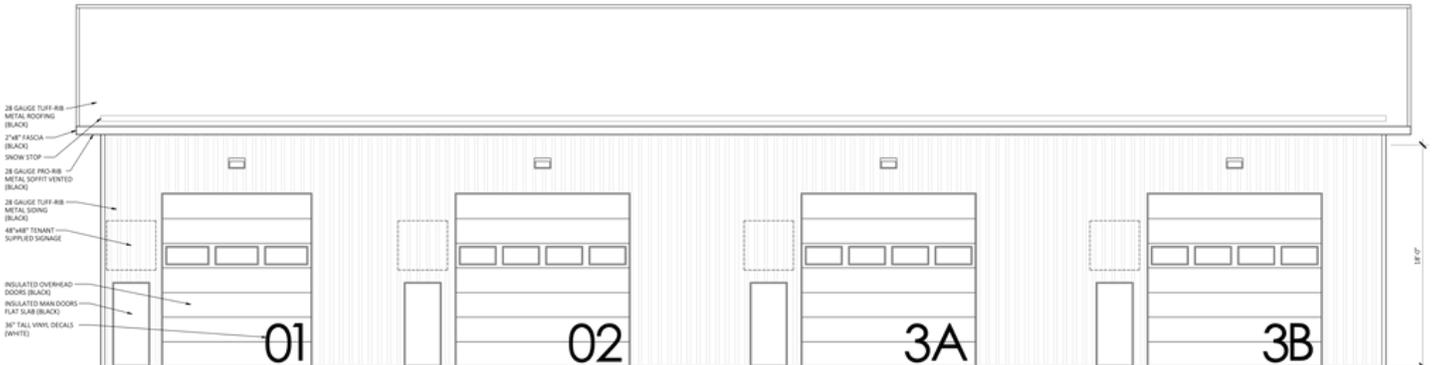
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about black box

Black Box is Moosomin's first commercial condo development – an affordable, modern space designed for business owners, professionals, and recreational users alike. Whether you're running a business, needing warehouse space for operations, or in need of a secure place to store your toys, Black Box offers a premium solution. Featuring 18' high ceilings, fully insulated units, worry free ownership, independent utility meters, and a professional looking facade.

With full ownership, low condo fees, and flexible space solutions, Black Box sets a new standard for modern commercial ownership in Moosomin!



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features

- width options: 20', 28', and 40' available – all 60' deep [custom width available upon request]
- metal-clad interior & exterior
- stick framed with 3/4" plywood sheathing
- ICF concrete foundation
- insulated exterior walls, ceiling and separating partitions
- 100-amp single phase service in each 20' and 28' units, 200-amp single phase service in 40' units
- commercial-grade insulated overhead door(s) with windows and electric opener
- 5' concrete apron along front of building
- 4' x 4' exterior signage opportunity for each unit
- individually titled – you own your space
- UTILITIES all individually metered; SKenergy, SKpower, town water & sewer
- surveillance secured property
- opportunity for a STORE FRONT in unit #1
- opportunity for office development & mezzanine development (select units)
- low-maintenance, cost effective design

PARTIALLY FINISHED PACKAGE:

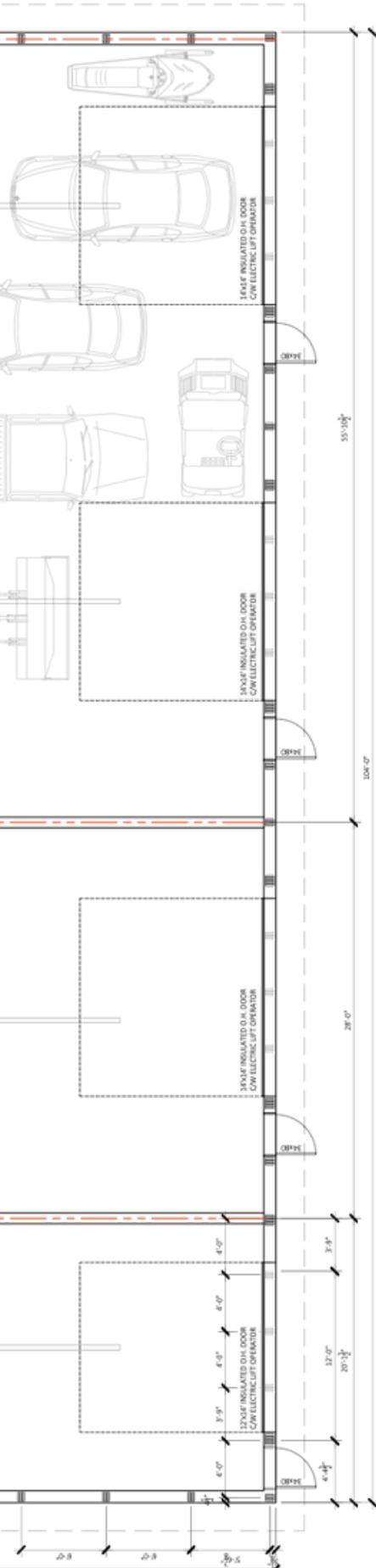
- gravel floor
- plumbing roughed-in
- no heater

FINISHED PACKAGE:

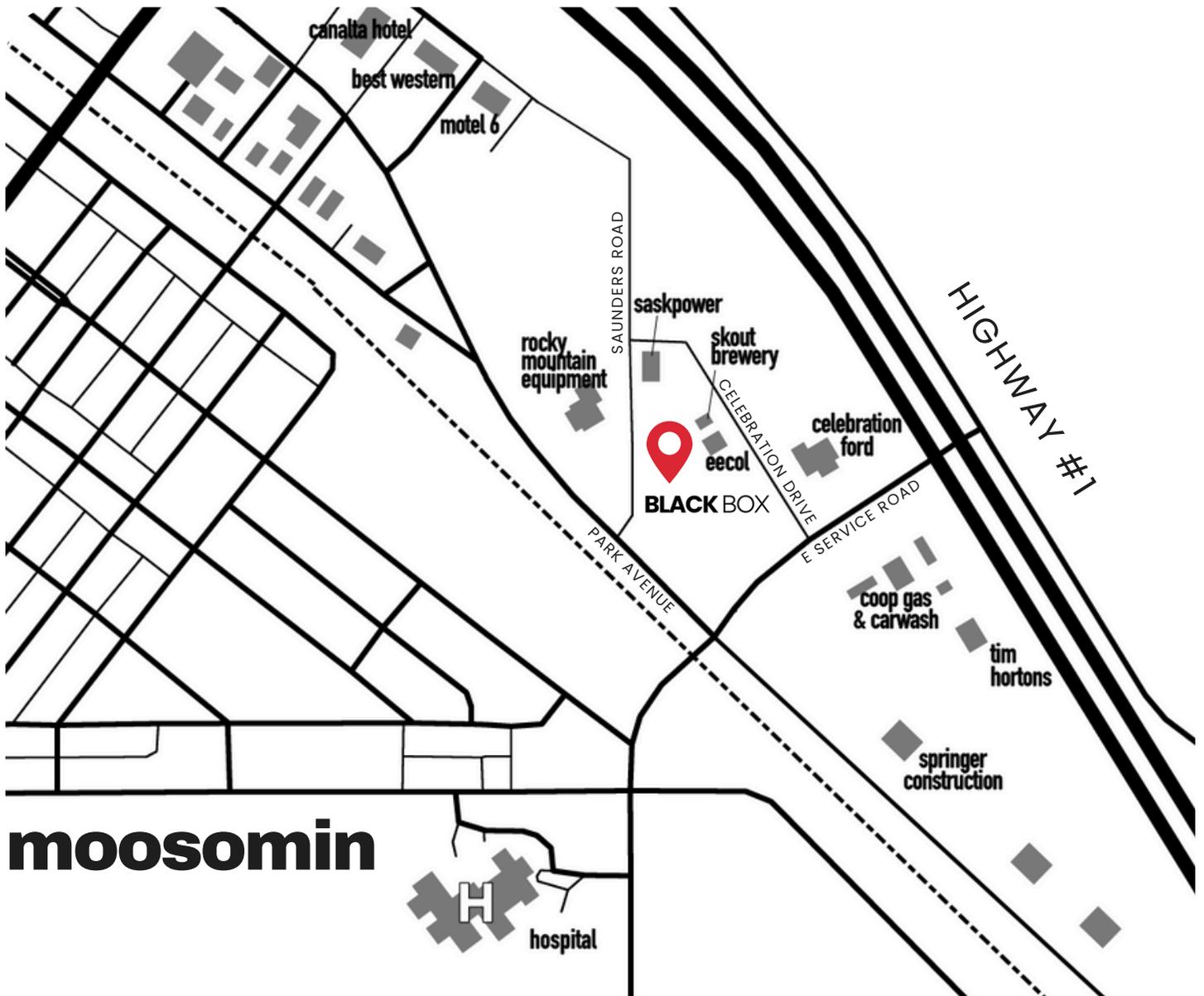
- concrete floor
- 2pc bathroom
- gas unit heater

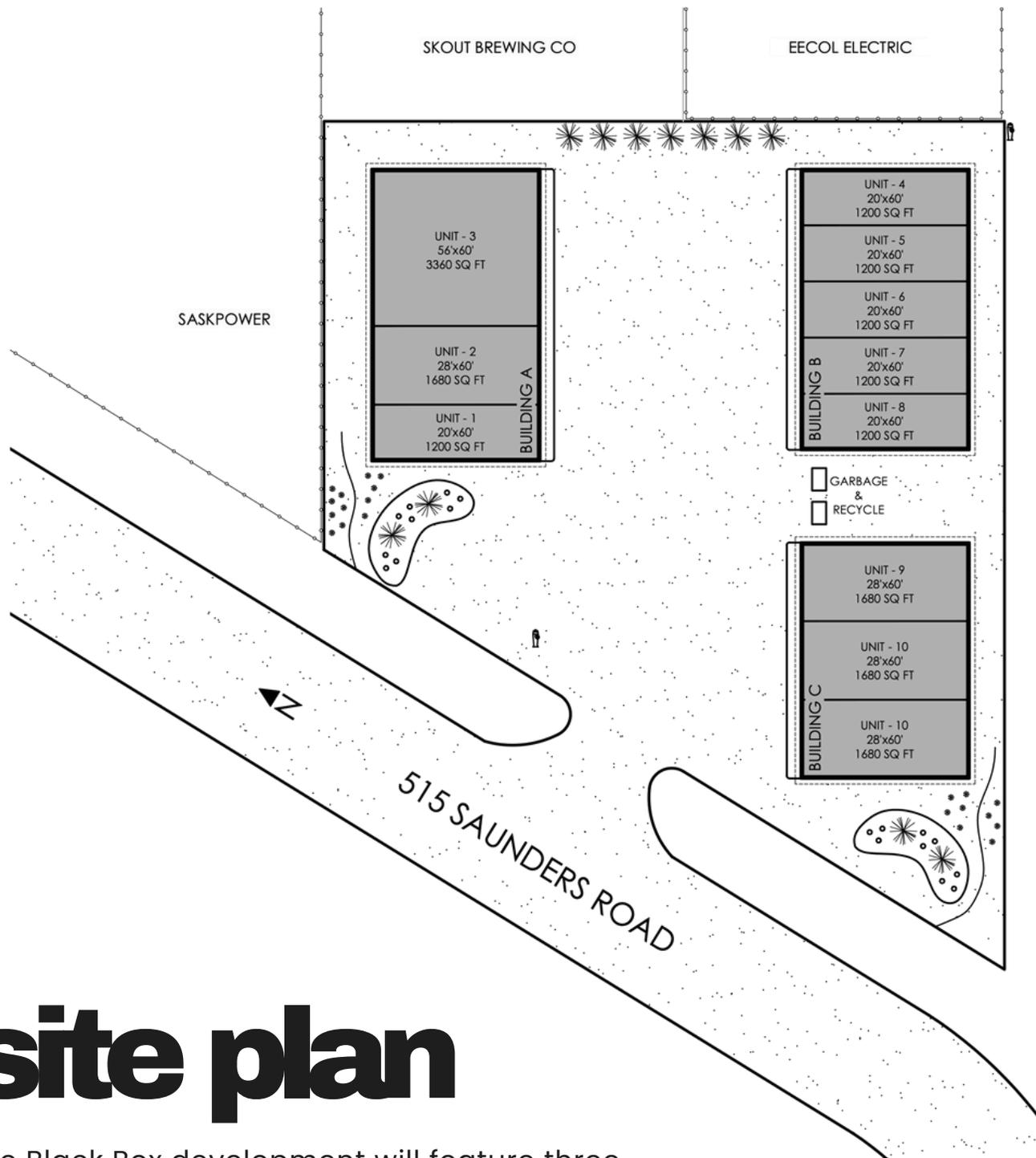
CONDO FEES provide hassle-free ownership covering the following: exterior building maintenance, general exterior and site insurance, landscaping, snow removal, parking lot maintenance, garbage removal, pest control, security cameras - estimated \$2.50/SQFT annually.

[WORRY FREE & AFFORDABLE]



location





site plan

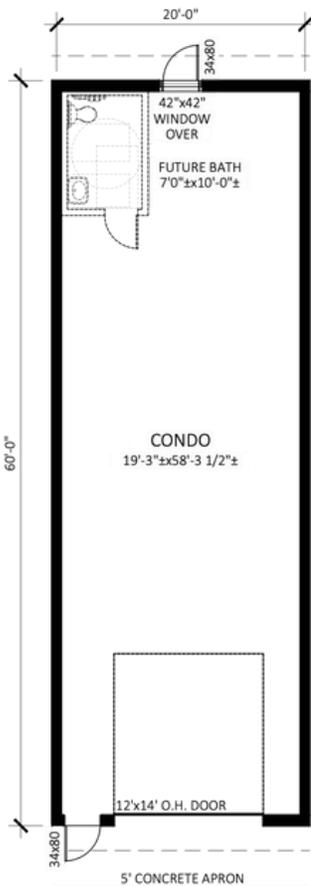
The Black Box development will feature three sleek, modern buildings with easy access and simple traffic flow. The site will include clean, minimal landscaping – large berms with decorative rock, ornamental grasses, and some columnar trees defining the property line and providing a wind break. The yard will have a durable, tightly packed granular surface built to accommodate heavy commercial use, along with enhanced drainage to reduce standing water and eliminate potholes. The design ensures a polished, professional environment with excellent functionality for every owner.



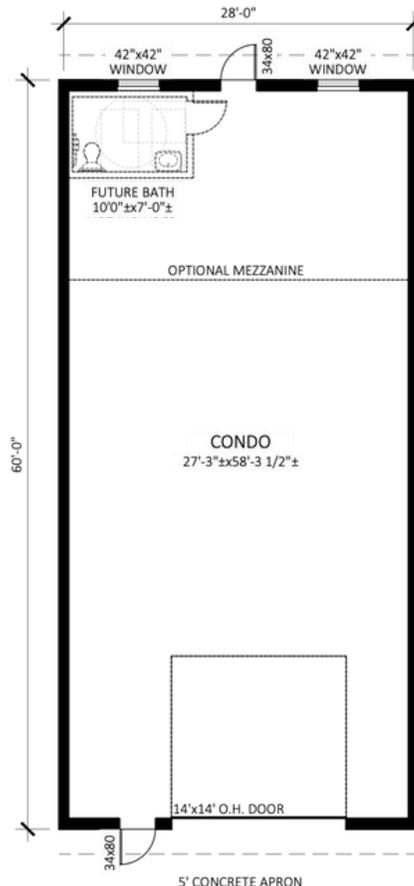
BLACK BOX
COMMERCIAL CONDOS

unit options

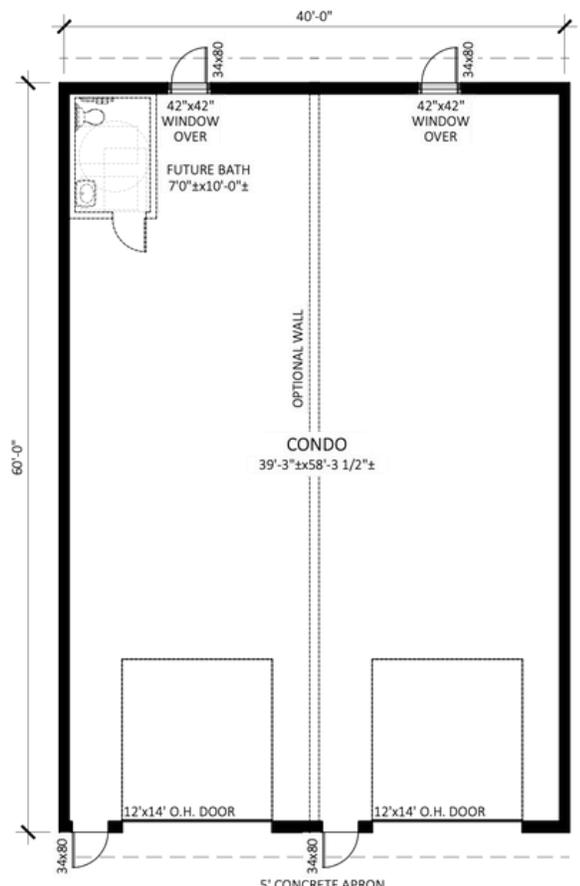
Choose from a variety of unit sizes to fit your needs – from compact bays perfect for hobby use or toy storage to large-scale spaces ideal for commercial storage or running your business.



20' x 60'



28' x 60'



40' x 60'

pricing

unit #	size	sale price	sale price	base lease rate
		gravel floor, plumbing roughed-in, no heat	concrete floor, 2pc bathroom, heated	concrete floor, 2pc bathroom, heated
01	20'x60'	\$199,000	\$259,000	\$22 / SQFT
02	28'x60'	\$285,000	\$355,000	\$22 / SQFT
03	54'x60'	SOLD		_____
04	20'x60'	\$199,000	\$259,000	\$22 / SQFT
05	20'x60'	\$199,000	\$259,000	\$22 / SQFT
06	20'x60'	\$199,000	\$259,000	\$22 / SQFT
07	20'x60'	\$199,000	\$259,000	\$22 / SQFT
08	20'x60'	SOLD		\$22 / SQFT
09	28'x60'	\$285,000	\$355,000	_____
10	28'x60'	\$285,000	\$355,000	\$22 / SQFT
11	28'x60'	\$285,000	\$355,000	\$22 / SQFT

- triple net lease – minimum 5 years
- 40' units composed of two 20' units
- PLUS APPLICABLE SALES TAX

PRE-SALE
on finished units:
– \$10,000
OFF LIST PRICE

*PRE-SALE PRICING
UNTIL MAR 31, 2026

timeline

plans & permits
DEC + JAN 2026

construction starts
SPRING 2026



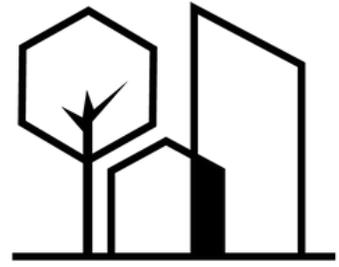
presale
JAN + FEB + MAR 2026

possession
FALL 2026





Proudly introducing the future of modern commercial ownership:



SOUTH PRAIRIE
PROPERTIES

for more information

Now is the time to secure your **BLACK BOX** condo!

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eXp Realty



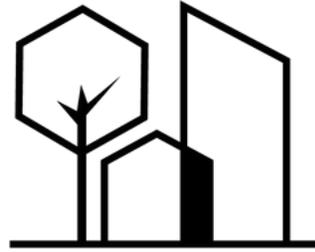
exp[®]
REALTY



Renderings and images are representations only and may not be an exact depiction of the final building. The developer reserves the right to make changes to drawings, plans, specifications, materials, and pricing without notice. Square footage measurements are approximate. The site plan shown is a conceptual outline and is subject to change. Black Box Commercial Condos is being marketed and offered for sale solely in, and pursuant to, the laws of Saskatchewan. E & O.E. Black Box Condos located at 515 Saunder Road in Moosomin, SK are listed exclusively with Carmen Hamilton with EXP Realty – 706-2010 11th Avenue, Regina, SK S4P 0J3. (866) 773-5421



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