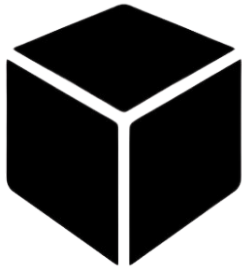


515 SAUNDERS ROAD | MOOSOMIN, SK



BLACK BOX

COMMERCIAL CONDOS



COMING FALL 2026

COMMERCIALCONDOSMOOSOMIN.CA

01 LEGEND

02 ABOUT US

03 FEATURES

04 LOCATION

05 SITE PLAN

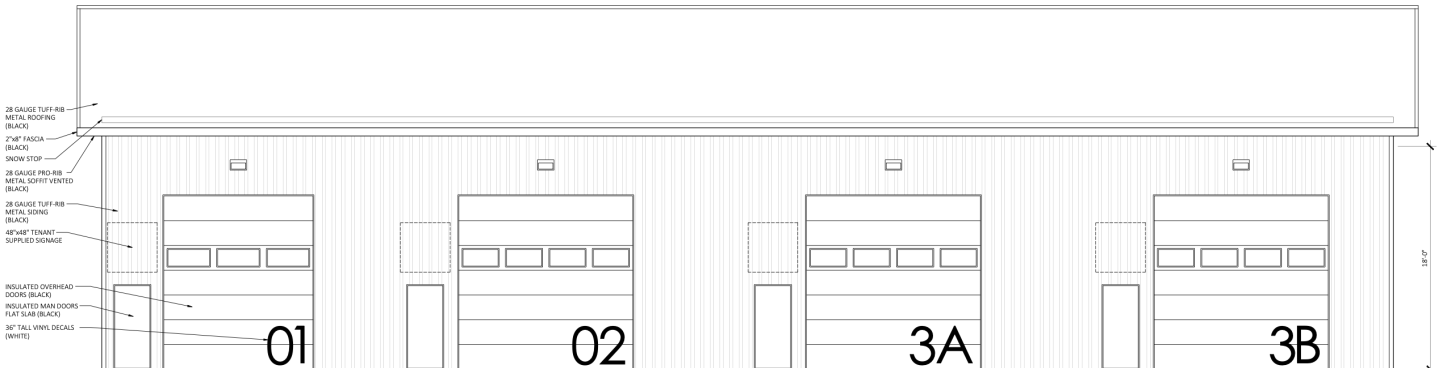
06 UNIT OPTIONS

07 PRICING

08 TIMELINE

09 GALLERY

10 MORE INFO



about black box

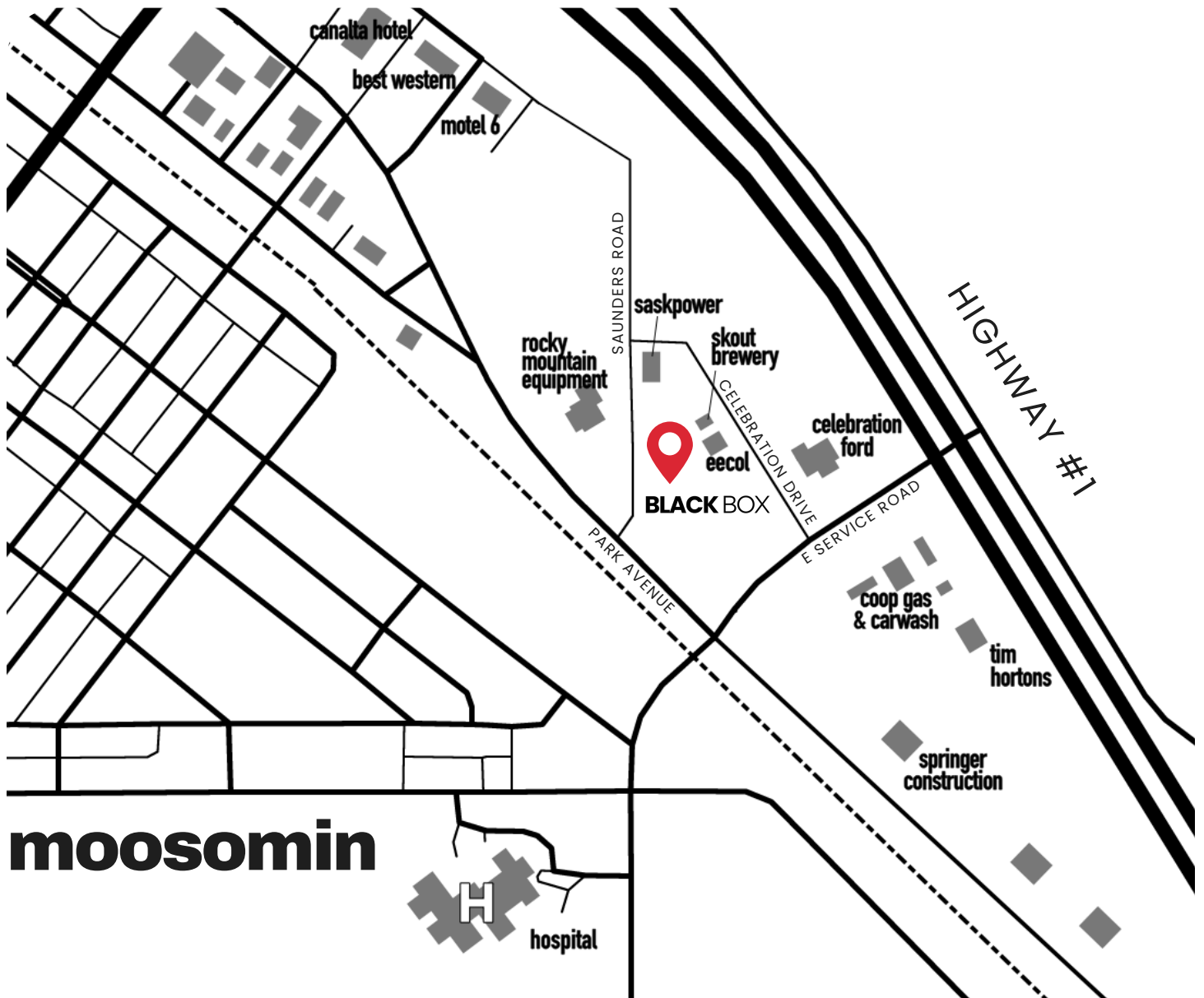
Black Box is Moosomin's first commercial condo development – an affordable, modern space designed for business owners, professionals, and recreational users alike. Whether you're running a business, needing warehouse space for operations, or in need of a secure place to store your toys, Black Box offers 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!



BLACK BOX
COMMERCIAL CONDOS

location



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:

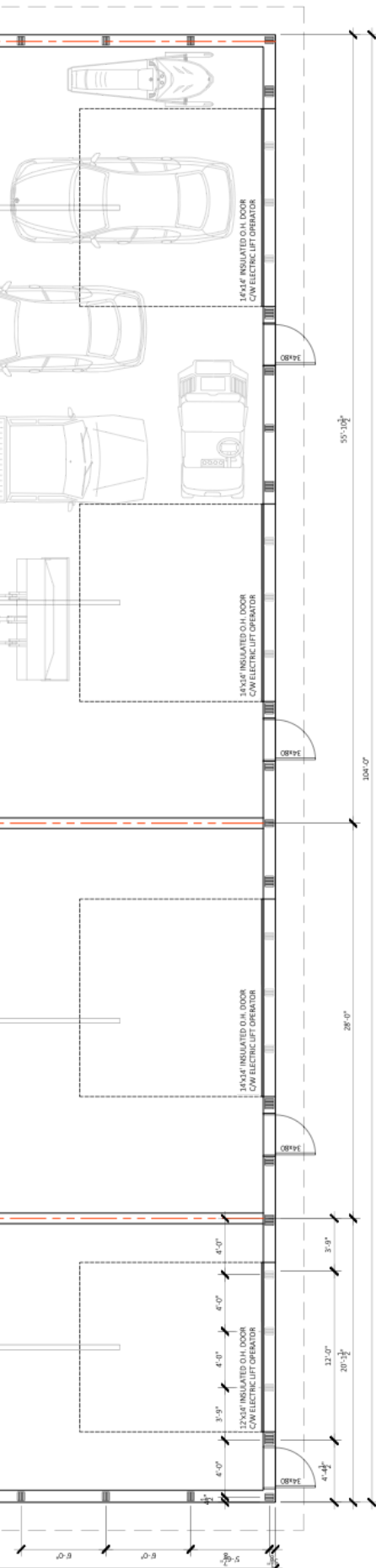
- gravel floor
- plumbing roughed-in
- no heater

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]





site plan

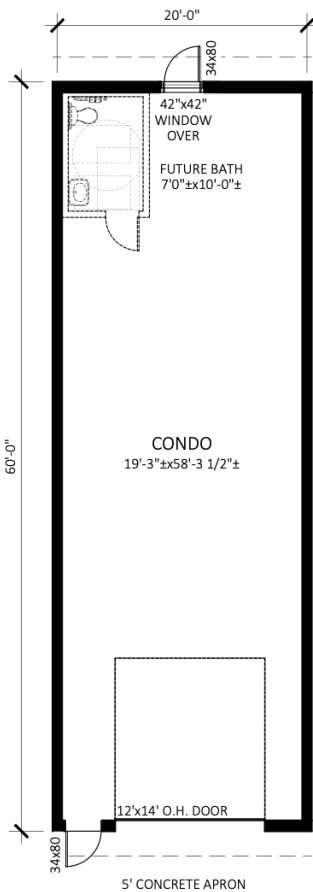
The Black Box development will feature three sleek, modern buildings with easy access and simple traffic flow. The site will include clean, minimal landscaping – large berms with decorative rock, ornamental grasses, and some columnar trees defining the property line and providing a wind break. The yard 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.



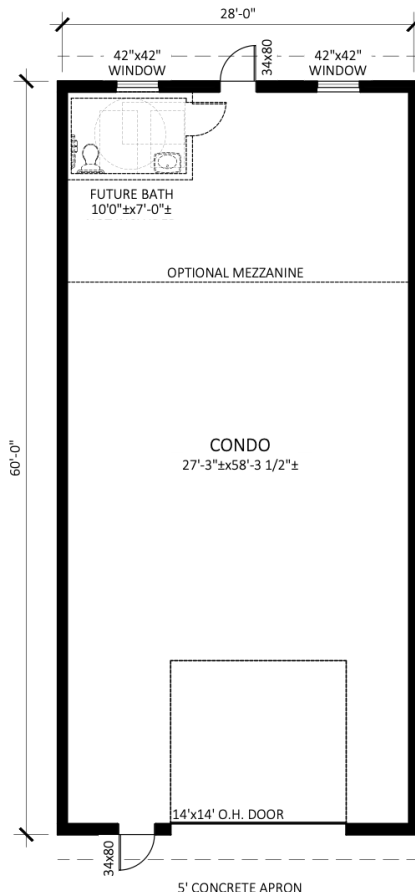
BLACK BOX
COMMERCIAL CONDOS

unit options

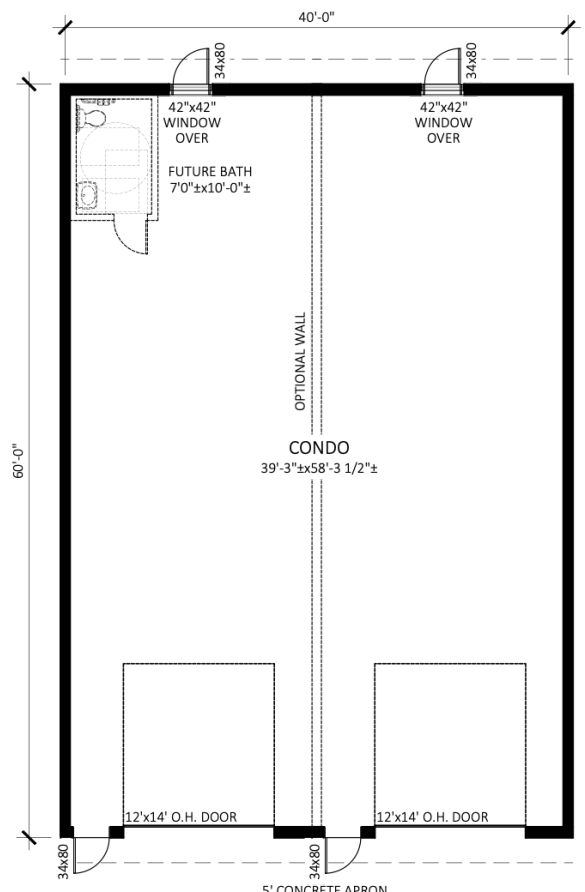
Choose from a variety of unit sizes to fit your needs — from compact bays perfect for hobby use or toy storage to large-scale spaces ideal for commercial storage or running your business.



20' x 60'



28' x 60'



40' x 60'

pricing

unit #	size	sale price gravel floor, plumbing roughed-in, no heat [partially finished]	sale price concrete floor, 2pc bathroom, heated [finished]
01	20' x 60'	\$209,000	\$259,000
02	28' x 60'	\$292,000	\$352,000
03	54' x 60'	SOLD	
04	20' x 60'	\$209,000	\$259,000
05	20' x 60'	\$209,000	\$259,000
06	20' x 60'	SOLD	
07	40' x 60'	\$418,000	\$498,000
08	54' x 60'	\$585,000	\$689,000
09	28' x 60'	\$292,000	\$352,000

• PLUS APPLICABLE SALES TAX

timeline

plans & permits
DEC + JAN 2026

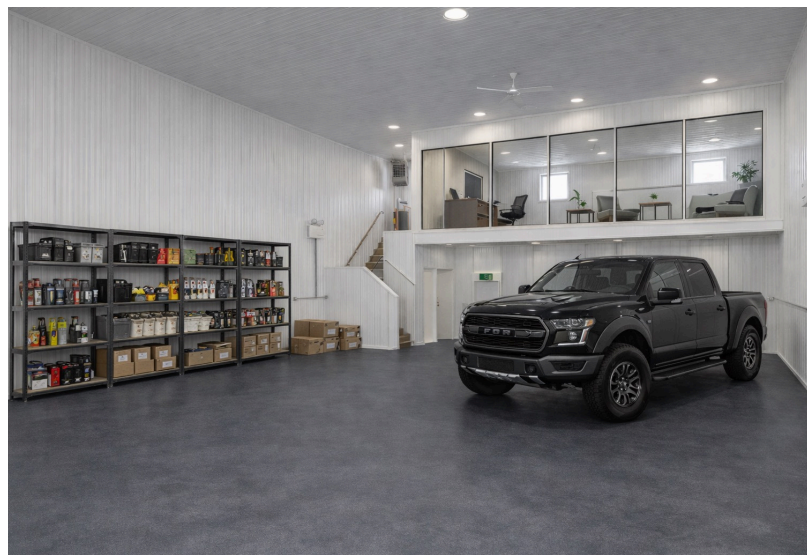
construction starts
SPRING 2026



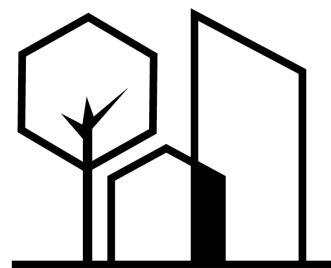
presale
JAN + FEB + MAR 2026

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!

carmen hamilton

(306) 452-8198

serving moosomin, SK

carmen-realestate@outlook.com

eXp REALTY



exp[®]
REALTY

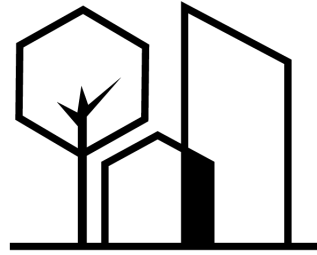
MLS® SK039582 – MLS® SK039600 – MLS® SK039601 – MLS® SK039602 – MLS® SK039603 – MLS® SK039604 – MLS® SK039605



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 with Carmen Hamilton with EXP Realty – 706-2010 11th Avenue, Regina, SK S4P 0J3. (866) 773-5421, find MLS® numbers above.



BLACK BOX
COMMERCIAL CONDOS



SOUTH PRAIRIE
PROPERTIES

