

A Guide to

DOING BUSINESS IN WARMAN

“ In 2008 I decided to open my store in Warman for two reasons: the competition here was limited and the cost to start my business was low. It's been almost 8 years since then and the only thing that has changed is how well my business has done. I now have clients that visit me from across the province and I wouldn't change a thing! ”

Gloria Simoes,
Owner De Amore Boutique



Do your homework



Bringing your business to Warman is an investment. Knowing the market here is your first step to ensuring you get the the most out of it! Some of the important questions you should be asking include: What's the competitive environment like? What is the population and general demographics? Are both of these growing? What is the tax structure and are there any incentives to bringing a business here?

Site Selection



Once you decide to bring your business here the next step is determining where your business fits best. A variety of options exist ranging from empty lots, to full buildouts for lease, to properties where the developer will build to suit. You will want to talk with developers, real estate agents and the City when determining the site that works best for your business.

Get your paperwork!



You're almost there. Before opening your doors it's important that your business is compliant with local bylaws. This will require obtaining a business license from City Hall. If the site you have chosen for your business is not zoned for your intended use, you will also have to go through the discretionary use process. But don't worry, we make it quick!

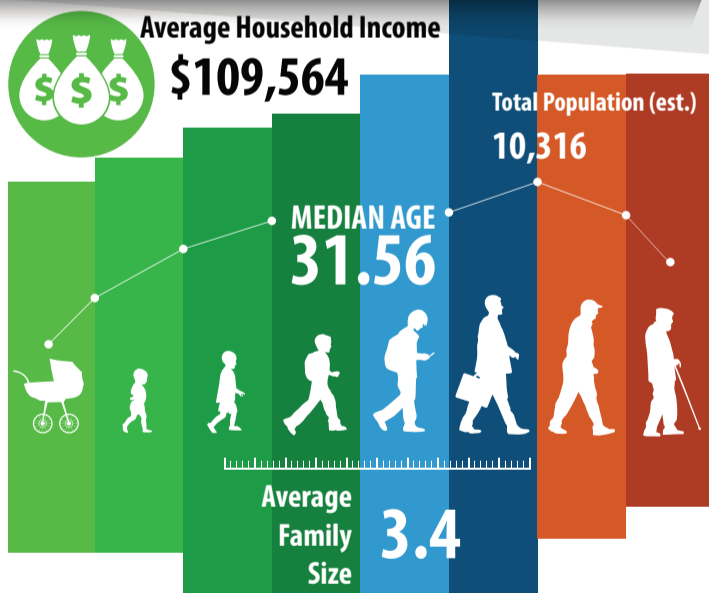
Market, Market, Market...



Your doors are finally open, but now is not the time to sit back. Getting the word out about your business requires finding out what marketing options are best for your business. What is your target market and what is your budget? A great marketing mix falls within both of these.

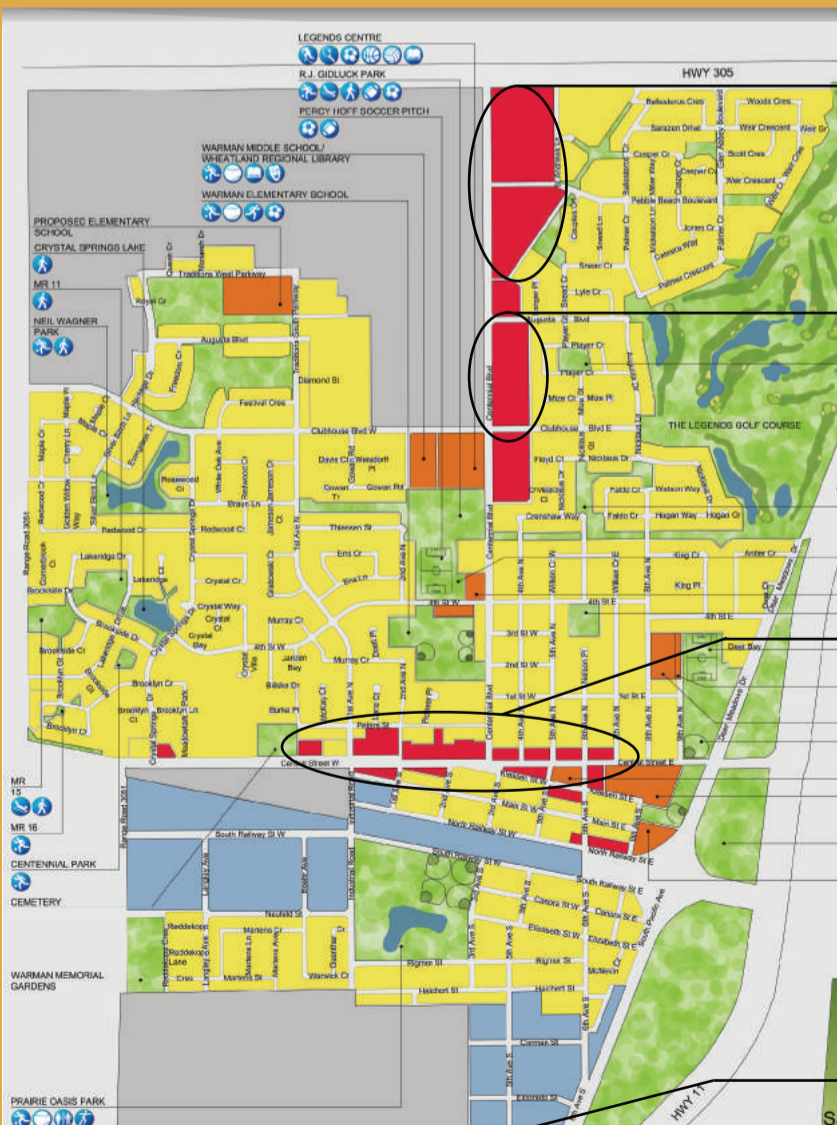
The Numbers

Looking for more information?
Please contact our Economic Development Department
JOSH WELZ - 306.933.1830 - joshwelz@warman.ca



Site Selection

There are a number of different commercial and industrial sites in Warman, each with their own advantages. Below is a list of several of the key contacts for the different properties in the City.



Warman Stonegate Site

Jesse Rudge - 780-718-0876
jesse@avatexdevcorp.com

John Burton - 780-451-3597
john@avatexdevcorp.com

800 Block, Centennial Boulevard

306-933-2070
sales@firecliff.ca
www.firecliff.ca

Listing Agent
David Kerr, ICR
david.kerr@icrcommercial.com
306-261-4641

Warmans Central Street

Colliers
Kerry Fuchs, 306-230-1665
kerry.fuchs@colliers.com

The Commercial Group
Matt Priel, 306-261-2375
matt@thecommercialgroup.ca

ICR
Doug Hall, 306-664-6116
doug.hall@icrcommercial.com

Warman South Industrial
info@khland.ca

Policies & Paperwork

Find out more about our local development bylaws by visiting:
warman.ca/zoningbylaw or by contacting our
Planning Department at 306.933.2133

4-6 The average time in weeks for a discretionary use application to be reviewed and accepted.

100 The annual cost for a City business license.

496 The total number of business licenses issued in the City in 2015

8% The average growth* in Warman over the past 5 years. *(SaskHealth numbers)

Interested in opening a business in Warman? We would love hear from you!



Josh Welz
Economic Development Officer
City of Warman
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306-385-2333