

FOR LEASE > OFFICE/WAREHOUSE

418C 50TH STREET E

UNIT 301, SASKATOON, SK



Located directly behind Heritage Business Park on the corner of 51st Street and Faithfull Avenue, 418C has drive through access to both 50th and 51st Street. This premium location allows for easy access to Circle Drive, Idylwyld Drive, Highways 16, 11 and 12 and Saskatoon John G. Diefenbaker International Airport.

BUILDING PARTICULARS

- > Ample surface parking
- > Single washroom and office
- > 2 hanging heaters
- > 16' overhead door
- > Interceptor pit
- > 200A Three Phase power
- > 16'-18' ceiling height
- > Column free layout

AREA FOR LEASE

3,000 SF (*neighbouring space of 3,000 SF also available*)

ZONING

IL1

LEASE RATE

\$12.25 PSF

OCCUPANCY COSTS

\$4.91 PSF (2024 Budget)

POSSESSION

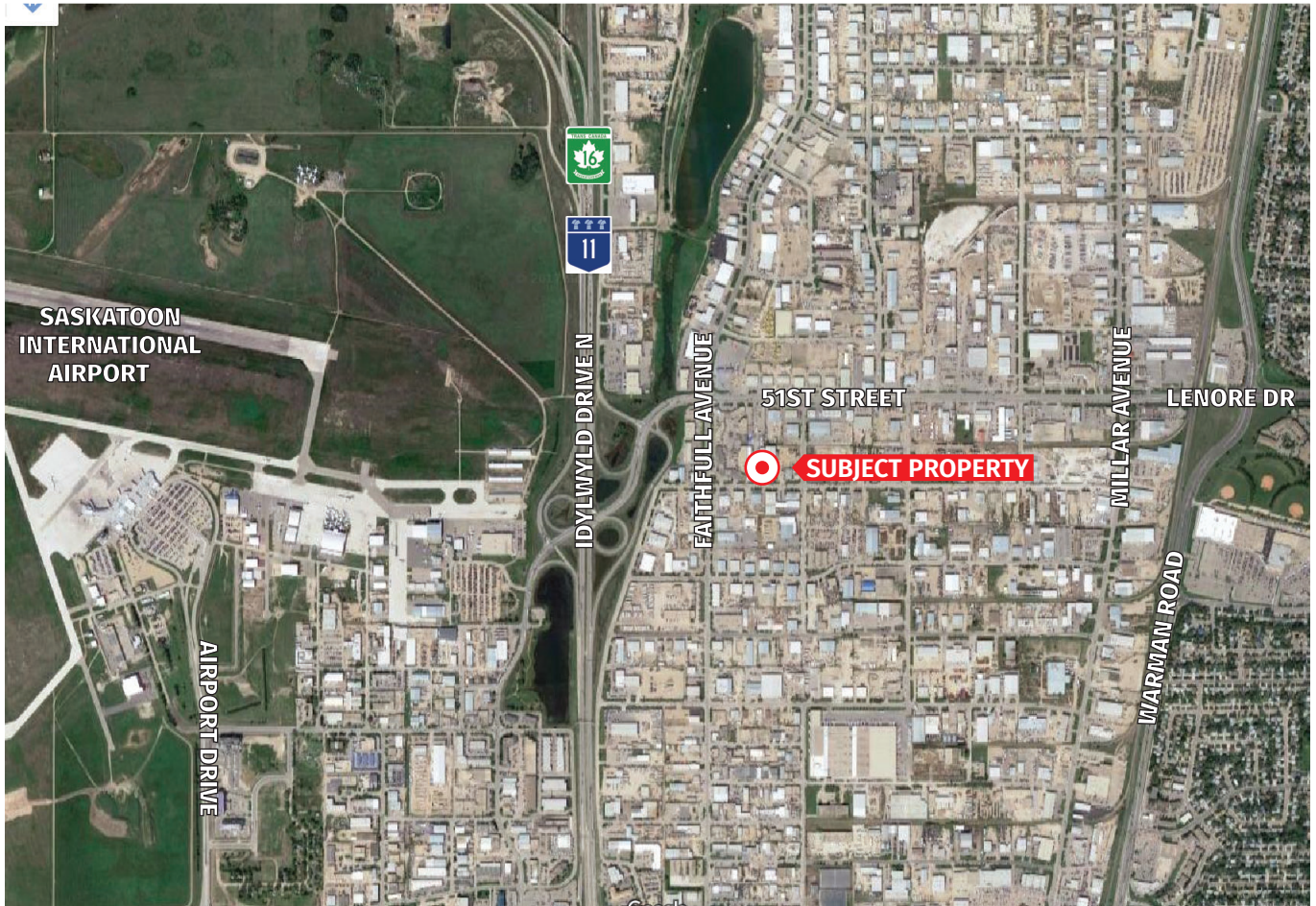
November 1, 2024

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CONCORDE
PROPERTIES

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