



835/837 51st Street E  
Saskatoon, SK

## MILLAR CROSSING PHASE 3 RETAIL/OFFICE/PAD DEVELOPMENT

- Up to 24,500 SF
- Up to 6,400 SF Free Stand
- Corner of 51st St & Millar Ave
- On-Site Parking for 250
- 42,800+ Car Count Per Day



### ABOUT THE PROPERTY & FEATURES

Millar Crossing is located on the corner of 51st Street and Millar Avenue, one of the most prominent intersections in Saskatoon's north end. This high profile corner handles over 42,800 cars per day in close proximity and with ease of access to Warman Road, Highways 11, 12 and 16.

The first two phases of development at Millar Crossing were completed in 2013. Phase 1 features a 10,500 SF building with a diverse mix of retail and restaurant users including: Subway, Tommy Gun's, Opa Souvlaki, Wok Box, Edible Arrangements and Panago. Phase 2 is a 7,800 SF Original Joe's. This location is unique to the franchise with a brewpub, restaurant, and offsale all featured within. Proposed plans for the third and final phase of this modern development feature a 6,400 SF free stand and a 16,000 SF retail/office building.

**CONCORDE**  
PROPERTIES

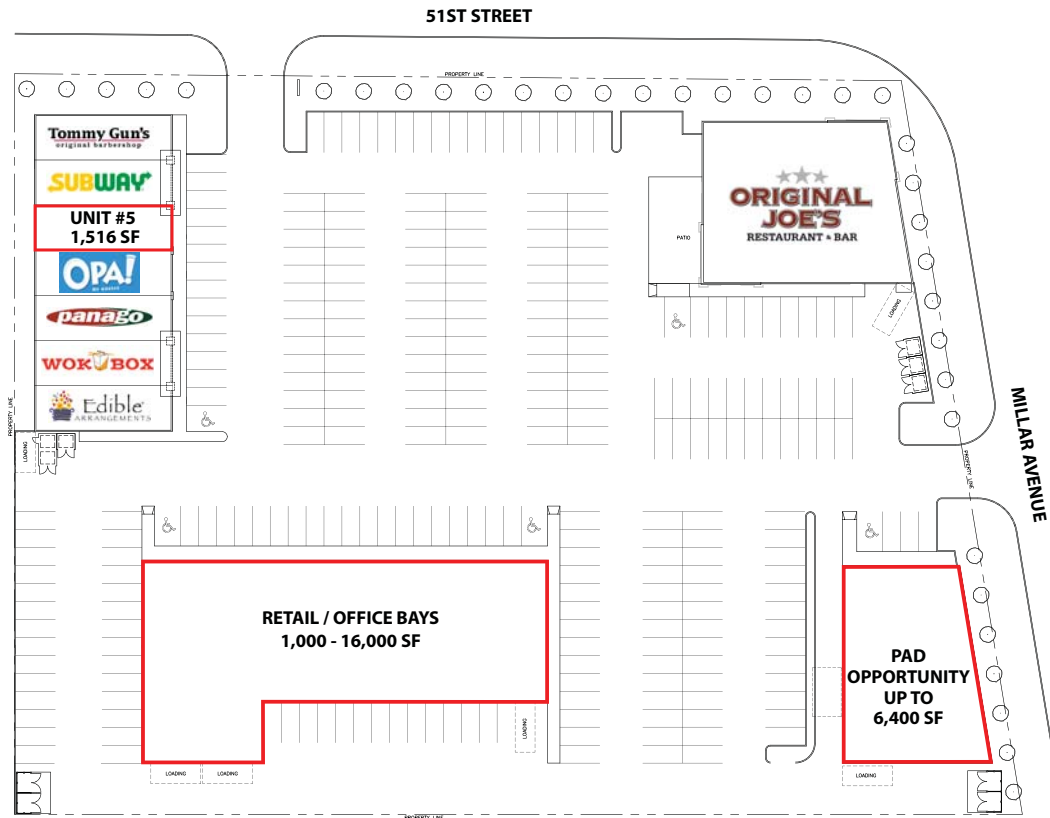
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# SITE PLAN

## Millar Crossing Phase 3

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### TYPE

- Retail/Office/Medical

### AVAILABLE AREA

- 6,400 SF Free Stand
- Up To 16,000 SF Retail/Office

### LANDLORD WORK

- Smooth trowelled 5" concrete floor, ready for tenant's flooring
- Perimeter walls insulated, drywalled to the underside of the decking, taped & sanded, and ready for primer
- Aluminum storefront with modern acrylic stucco and masonry exterior
- 200 amp electrical service to panel, complete with breakers
- HVAC units wired and fired, number of units and size determined by space requirements (distribution by tenant)
- Under slab rough-in plumbing for one (1) washroom
- One-inch water connection with check meter
- Painted exterior rear mandoor
- Front concrete sidewalk

### ZONING

- IH

### NET LEASE RATE

- Market Rate
- Tenant Improvement Allowances are available and negotiable at time of offer



# LOCATION SPECS

## Millar Crossing Phase 3

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Surrounded by Saskatoon's north industrial area in three directions, Millar Crossing is exposed to over 42,800 cars per day. The affluent neighbourhood of Silverwood is located a block away and contains two major high schools and the Mall at Lawson Heights.

### HIGH PROFILE AREA TENANTS

- McDonald's
- Tim Hortons
- Wendy's
- Boston Pizza
- Jerry's
- Co-op Gas Bar
- Royal Bank
- Your Independent Grocer

