

FOR LEASE > WAREHOUSE/OFFICE/SHOWROOM

# 418A 50TH STREET

UNIT 101, SASKATOON, SK



Located directly behind Heritage Business Park on the corner of 51st Street and Faithfull Avenue, 418A 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

- > Showroom space and offices
- > Kitchen area
- > Washroom
- > Large shop/warehouse space
- > 1 - 12' grade overhead door
- > HVAC unit and hanging heaters
- > Three (3) phase power
- > End cap unit on 50th Street, great visibility
- > HVAC Plan available for \$185.00 per month
- > Building signage available

## AREA FOR LEASE

2,400 SF

## ZONING

IL1

## LEASE RATE

\$13.95 PSF

## OCCUPANCY COSTS

\$4.51 PSF

## POSSESSION

May 1, 2026

### KYLE GERWING

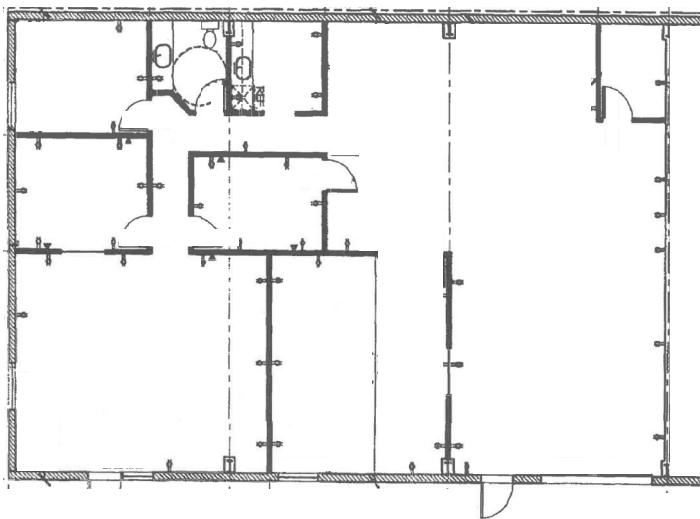
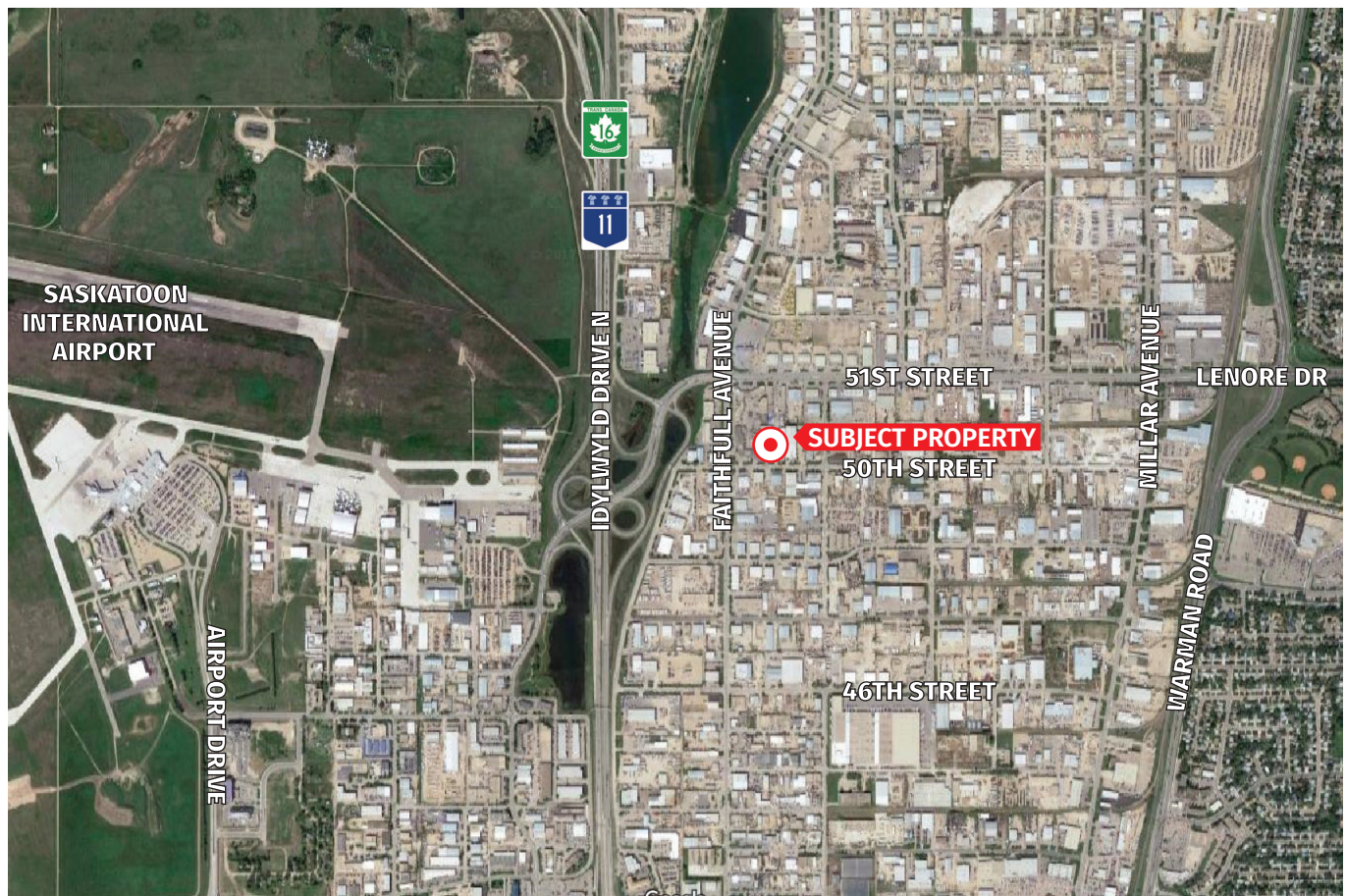
Director of Development & Leasing  
306 717 9893  
kgerwing@concordegroupp.com

300-1507 Eighth Street East  
Saskatoon SK S7H 0T2  
306 668 3004  
www.cgcproperties.com

**CONCORDE**  
PROPERTIES



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**KYLE GERWING**  
Director of Development & Leasing  
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[kgerwing@concordegroupp.com](mailto:kgerwing@concordegroupp.com)

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