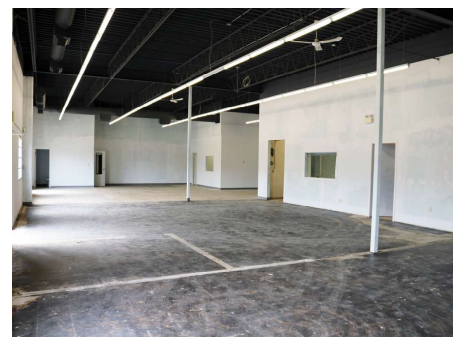
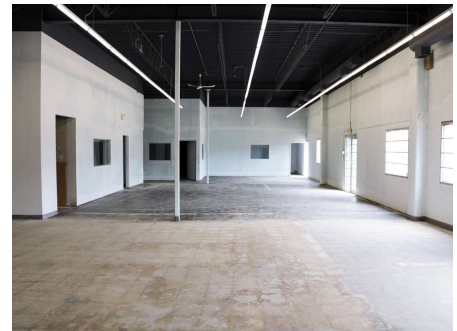


FOR LEASE > INDUSTRIAL/RETAIL

45A STREET E

UNITS 504-506B, SASKATOON, SK



Great central north end space located just off Faithfull Avenue. Property has easy access to 51st Street, Circle Drive, Idylwyld Drive, Highways 16, 11 and 12 and Saskatoon John G. Diefenbaker International Airport.

BUILDING PARTICULARS

- > Front office/showroom
- > Back warehouse space
- > Five (5) - 12 foot grade overhead doors at the rear of the building
- > Ceiling Height: 14 feet clear
- > Exterior facelift to the building was completed in 2016
- > No interceptor pits in space

AREA FOR LEASE

3,308 – 16,891 sq. ft.

The space can be demised into smaller bays (see floor plan for different options)

ZONING

IL1

NET ASKING RATE

\$9.00-\$9.50 PSF

OCCUPANCY COSTS

\$4.54 PSF

POSSESSION

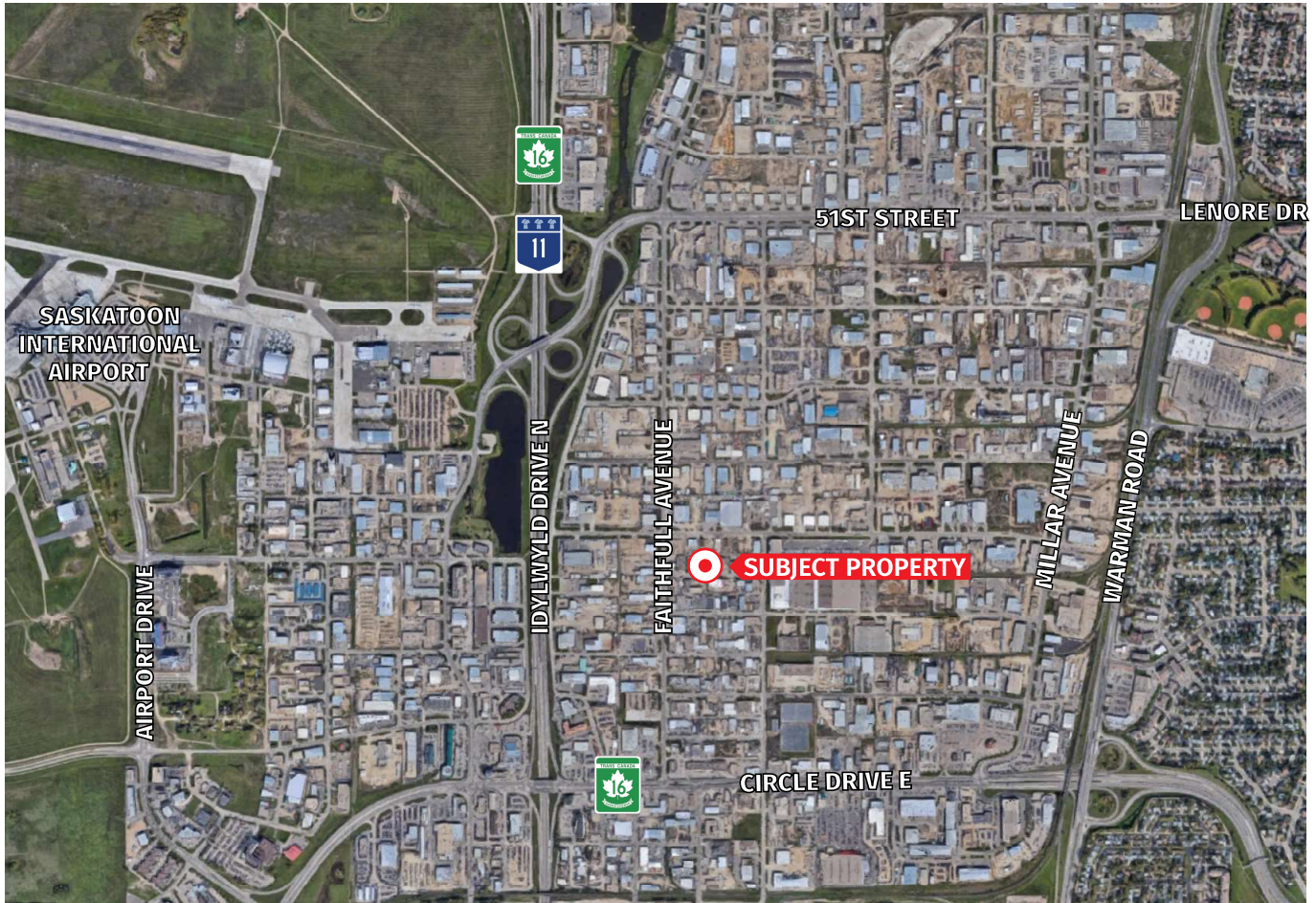
Immediate

KYLE GERWING
Business Development and Leasing
306 717 9893
kgerwing@concordegroupp.com

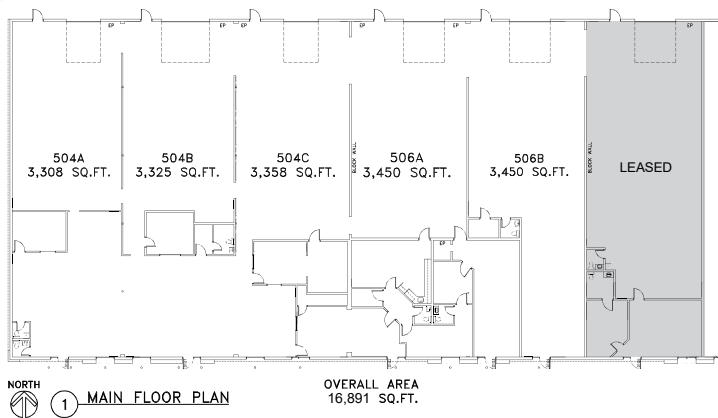
300-1507 Eighth Street East
Saskatoon SK S7H 0T2
306 668 3004
www.cgproperties.com

CONCORDE
PROPERTIES

UNITS 504-506B 45A STREET E



FLOOR PLAN



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