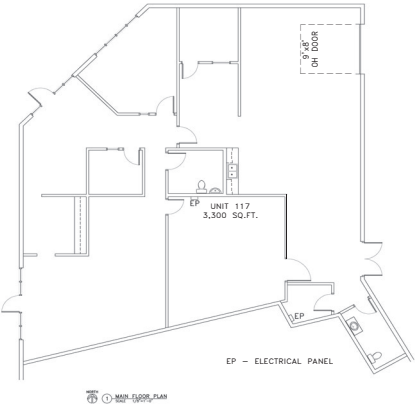


FOR LEASE > OFFICE/RETAIL

HERITAGE BUSINESS PARK

UNIT 117 2750 FAITHFULL AVENUE, SASKATOON, SK



Heritage Business Park is located on the corner of Faithfull Avenue and 51st Street in Saskatoon. This premium location allows for easy access to Circle Drive, Idylwyld Drive, Highways 16, 11 and 12 and Saskatoon John G. Diefenbaker International Airport. This great retail/office end cap features a storage/warehouse component and has direct exposure to Faithfull Avenue.

BUILDING PARTICULARS

- > On-site and rear employee parking
- > Front reception area, 3 offices, large meeting room, large open work area, mailroom.
- > 2 washrooms, 1 barrier free
- > New high efficiency lighting, abundance of natural light
- > HVAC Program: \$250.00 per month
- > Signage opportunity above space
- > Direct access and visibility to Faithfull Avenue
- > Rear storage area with 8 foot overhead door

AREA FOR LEASE

3,300 SF

ZONING

IL1

LEASE RATE

\$12.00 PSF

OCCUPANCY COSTS

\$6.27 PSF

POSSESSION

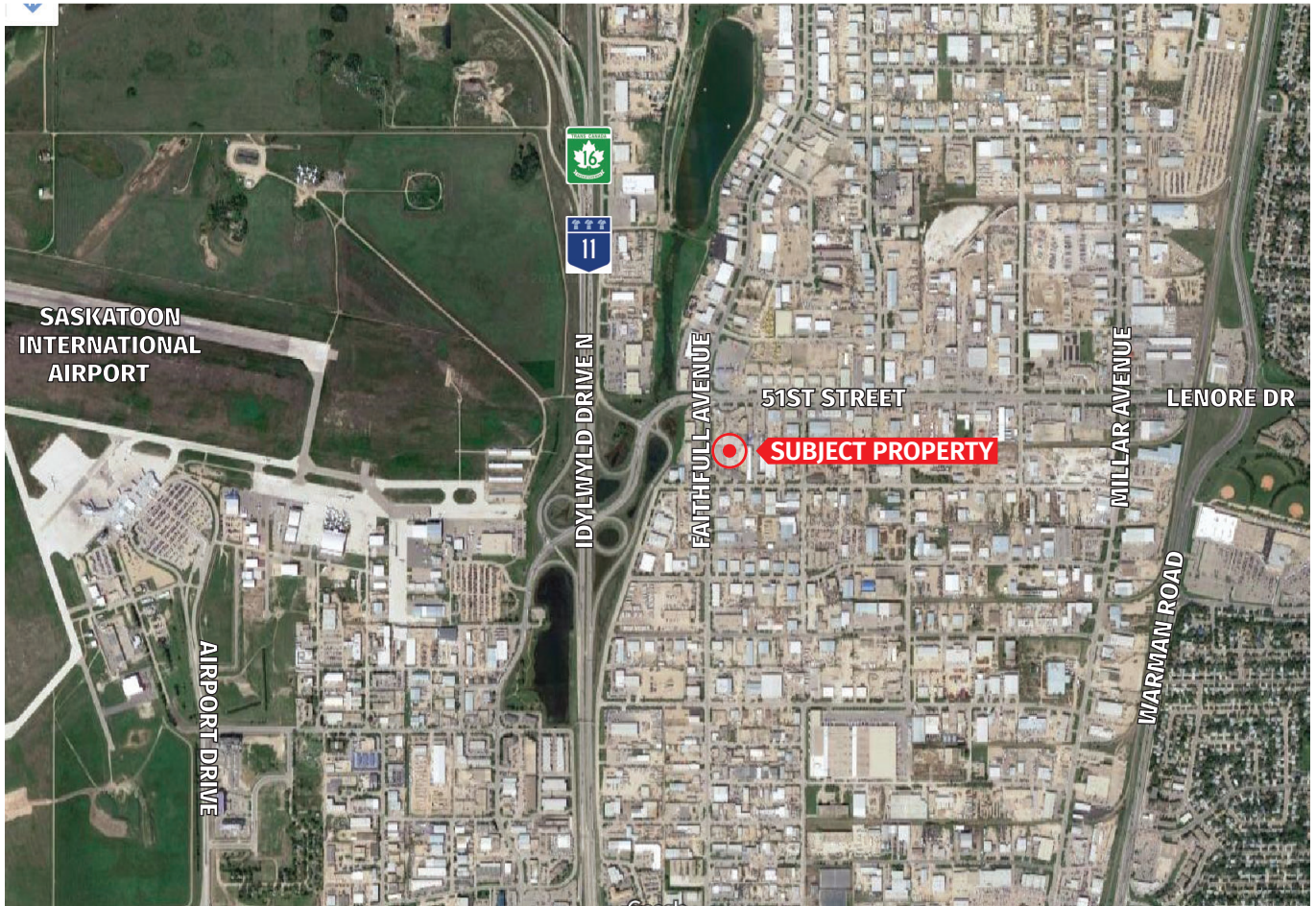
Immediate

KYLE GERWING
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306 717 9893
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300-1507 Eighth Street East
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PROPERTIES

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