

FOR LEASE > RETAIL

# MILLAR CROSSING

UNIT 10 831 51ST STREET EAST, SASKATOON, SK



Located at the entrance of Silverwood, one of Saskatoon's most affluent neighbourhoods and the North Industrial Area, Millar Crossing gives tenants the best of both worlds. With daily traffic volumes exceeding 30,000 and entrances located off both Millar and 51st, this centre caters to all. Our steel structure features prominent arches and a modern colour scheme with roof heights upwards of 20'.

## BUILDING PARTICULARS

- > End cap unit
- > Front retail area
- > Rear kitchen area
- > One RTU unit above space (5 tonne)
- > Front & rear man doors
- > Signage above space
- > Ample surface parking
- > Pylon signage available for \$100.00/month

## AREA FOR LEASE

1,516 SF

## ZONING

IH

## LEASE RATE

\$33.00 PSF

## OCCUPANCY COSTS

\$15.82 PSF (2023 Budget)

## POSSESSION

February 1, 2024

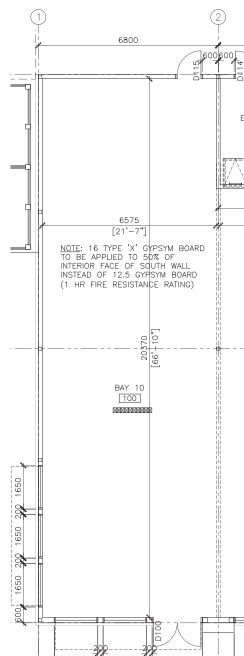
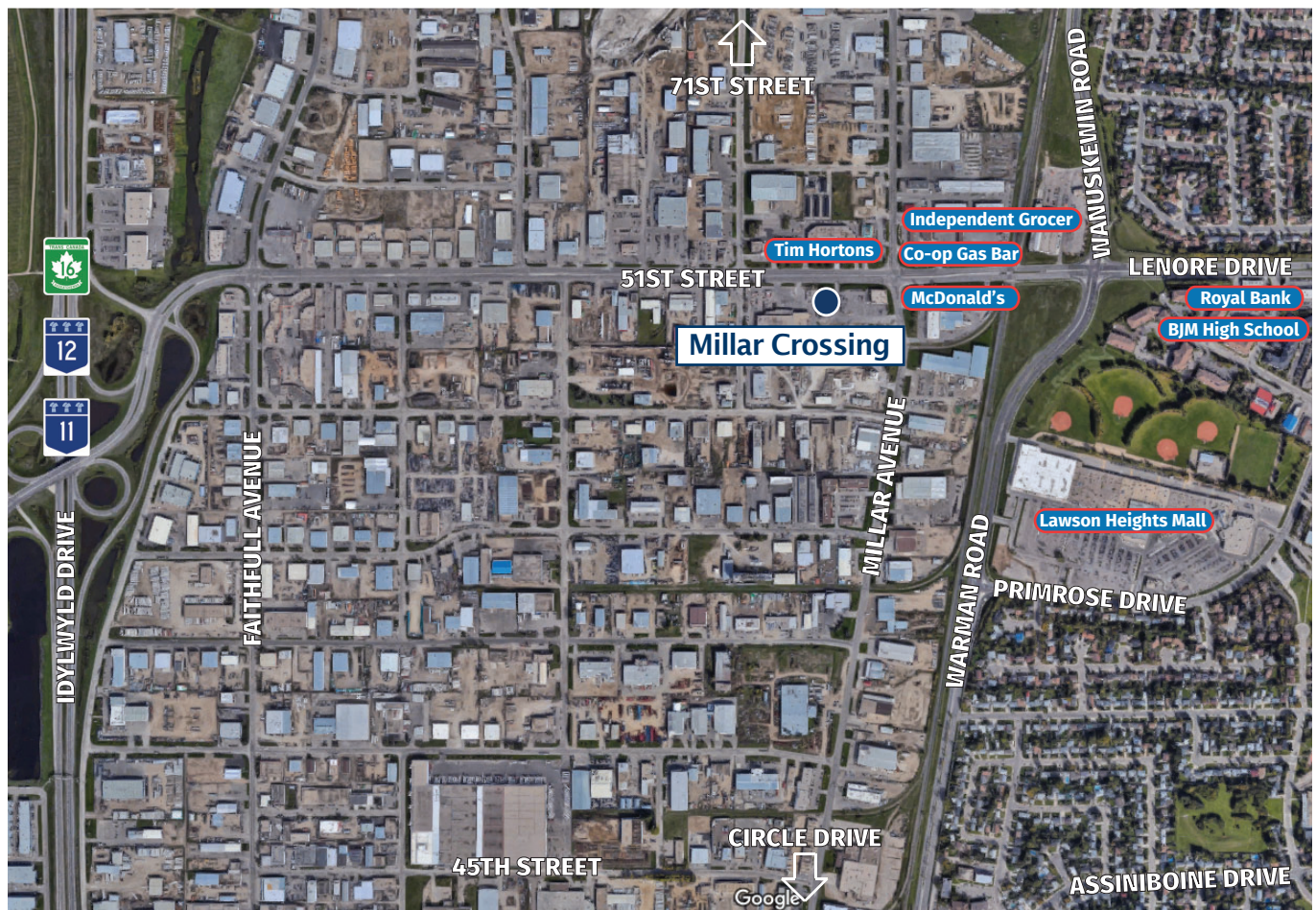
**MARY HIPPERSON**  
Senior Portfolio Manager  
306 715 8700  
mhipperson@concordegroupp.com

300-1507 Eighth Street East  
Saskatoon SK S7H 0T2  
306 668 3004  
[www.cgcproperties.com](http://www.cgcproperties.com)

**CONCORDE**  
PROPERTIES



# UNIT 10 831 51ST STREET EAST



**MARY HIPPERSON**  
Senior Portfolio Manager  
306 715 8700  
mhipperson@concordegroupp.com

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

**CONCORDE**  
PROPERTIES