

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/prep area
- > 5 ton HVAC unit above space
- > Front & rear man doors
- > Signage above space
- > Ample surface parking
- > Pylon signage available for \$100.00/month

## AREA FOR LEASE

1,507 SF

## ZONING

IH

## LEASE RATE

\$30.00 PSF

## OCCUPANCY COSTS

\$15.92 PSF (2024 Budget)

## POSSESSION

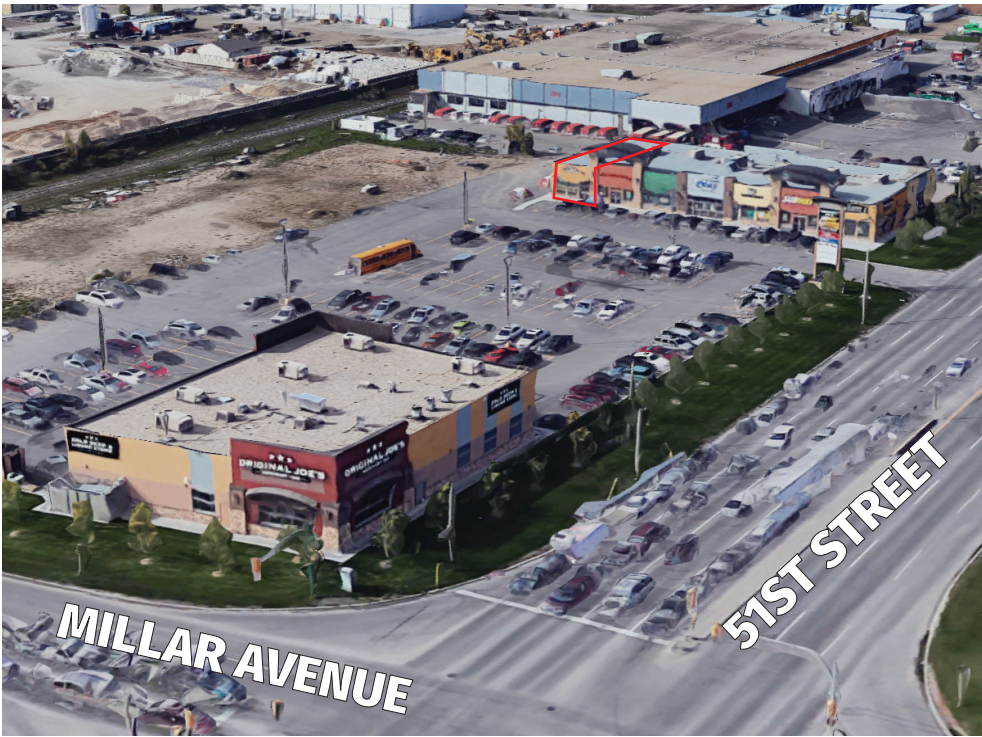
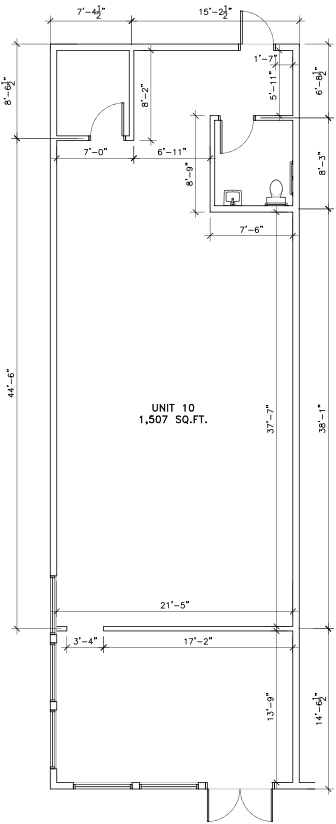
Immediately

**KYLE GERWING**  
Business Development and Leasing  
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**CONCORDE**  
PROPERTIES

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