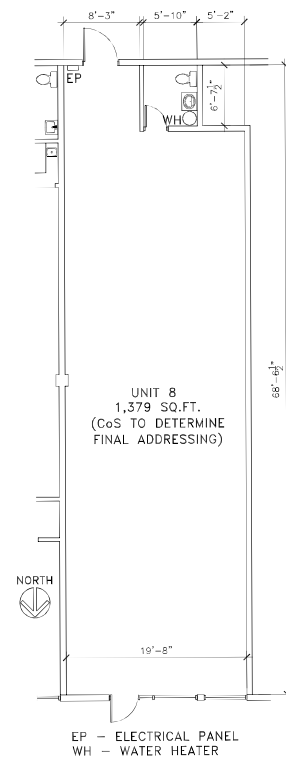
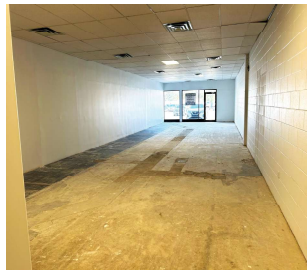


FOR LEASE > RETAIL/OFFICE

# BEDFORD SQUARE

UNIT 8A 3110 8TH STREET E, SASKATOON, SK



Bedford Square is located on 8th Street, Saskatoon's busiest commercial thoroughfare. This premium location allows for easy access to Circle Drive, Highways 16, 11 and 12. Surrounding affluent neighbourhoods include: Greystone Heights, Grosvenor Park, Wildwood, College Park and Eastview.

## BUILDING PARTICULARS

- > Vanilla shell space
- > One washroom
- > One HVAC unit (5 tonne)
- > Two man doors (front & rear)
- > Pylon signage available for \$75.00 per month

## AREA FOR LEASE

1,379 SF

## ZONING

B4

## LEASE RATE

\$28.00 PSF

## OCCUPANCY COSTS

\$10.39 PSF (2025 Budget)

## POSSESSION

Immediate

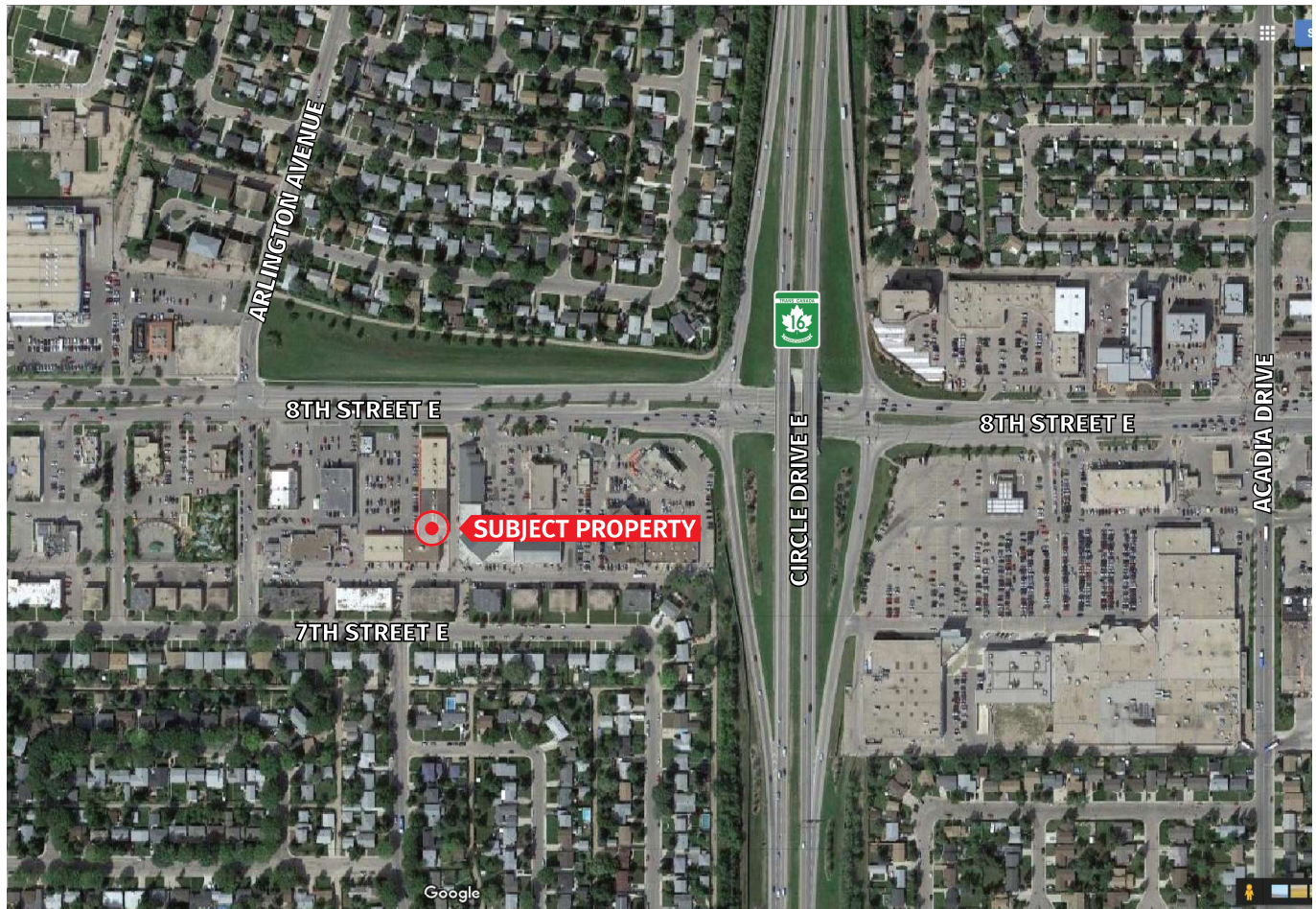
**KYLE GERWING**  
Business Development and Leasing  
306 717 9893  
kgerwing@concordegroupp.com

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

**CONCORDE**  
PROPERTIES



## UNIT 8A 3110 8TH STREET E



### CURRENT TENANTS INCLUDE:

- > CAA Motor License Issuer
- > Saskatoon Medical Imaging
- > Bedford Square Dental
- > Pizza Hut
- > UPS
- > Invision Eyecare
- > Uniform Choice
- > Connect Hearing
- > Uniway Computers
- > Kabab King



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