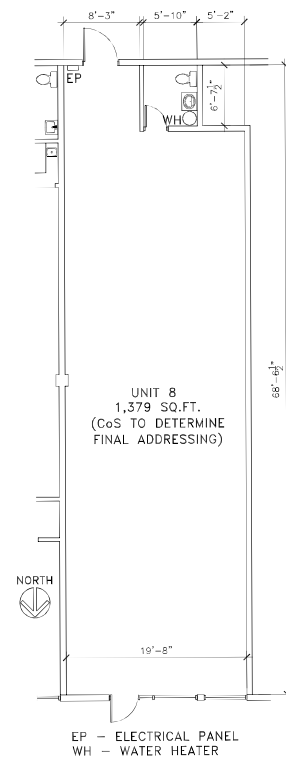


FOR LEASE > RETAIL/OFFICE

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

\$9.75 PSF (2023 Budget)

POSSESSION

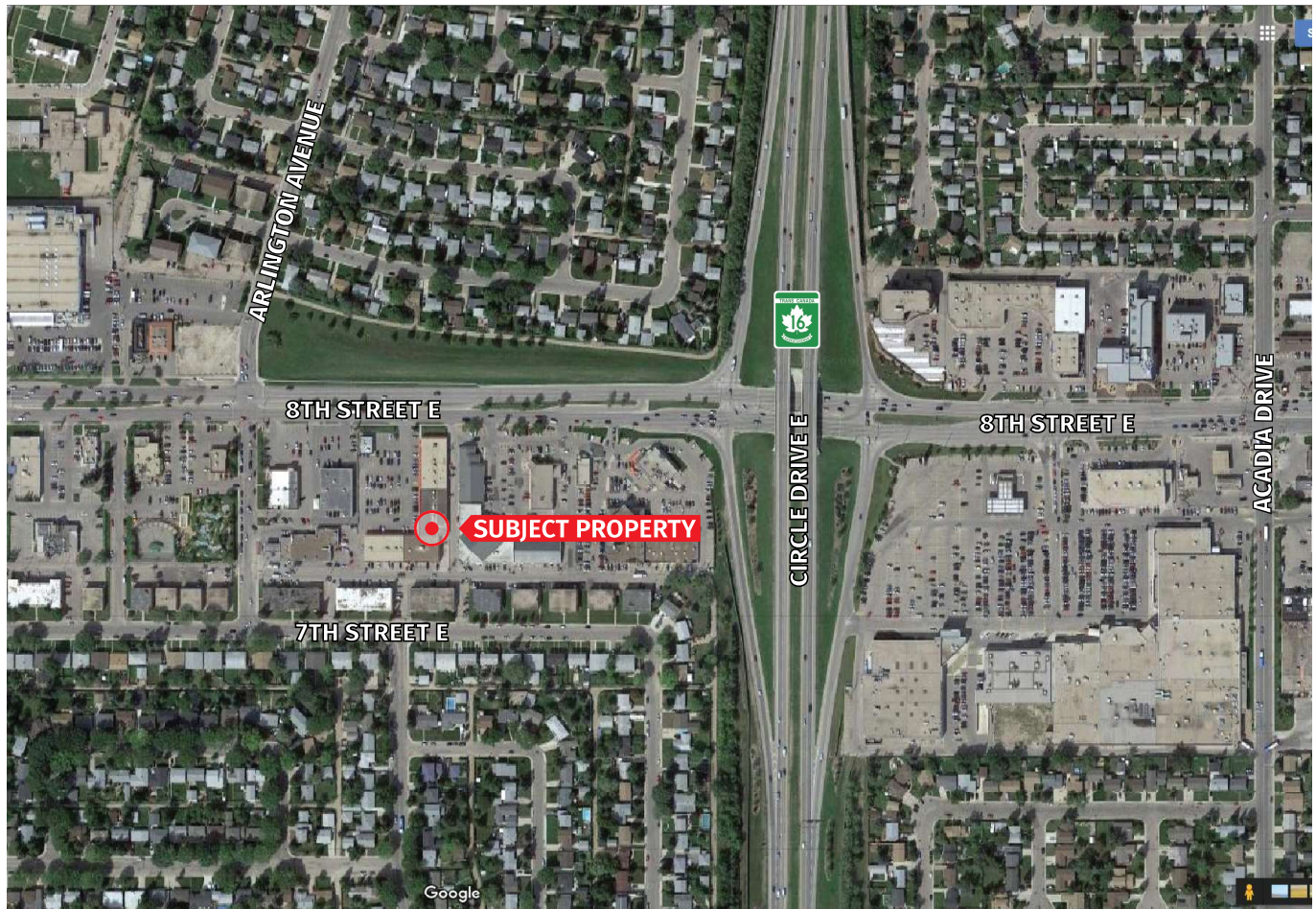
Immediate

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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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