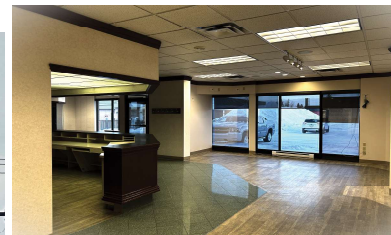


FOR LEASE > RETAIL/OFFICE

BEDFORD SQUARE

UNIT 10 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

- > Large built out space, ideal for medical or office use
- > Large bright reception area with retail
- > Individual exam rooms with sinks
- > Staff area and offices
- > Side staff entrance and parking
- > Pylon signage for \$75.00/month
- > Optional HVAC plan available for \$300.00/month

AREA FOR LEASE

3,117 SF

ZONING

B4

LEASE RATE

\$26.50 PSF

OCCUPANCY COSTS

\$10.39 PSF (2025 Budget)

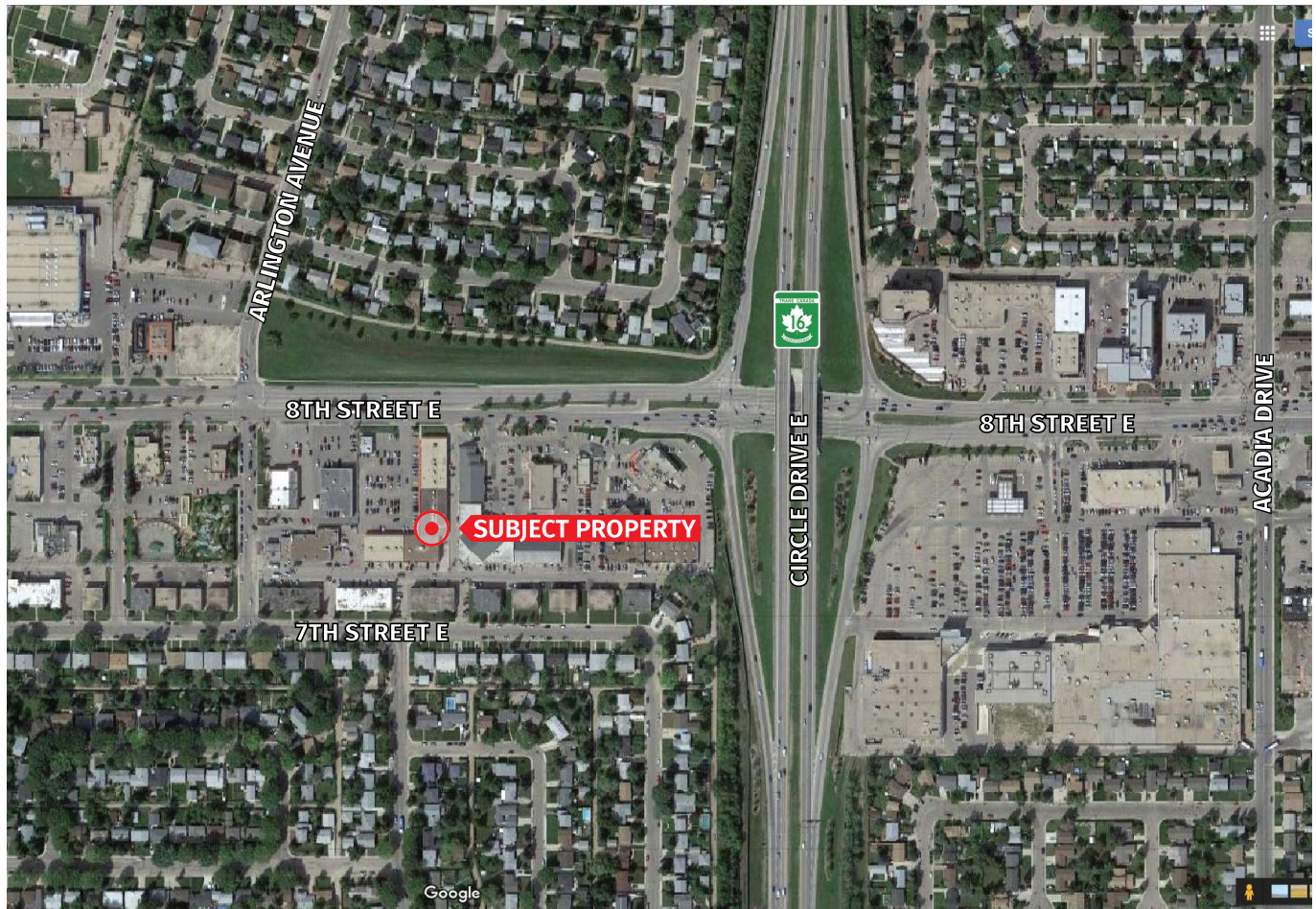
POSSESSION

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



CURRENT TENANTS INCLUDE:

- > CAA Motor License Issuer
- > Saskatoon Medical Imaging
- > Bedford Square Dental
- > Pizza Hut
- > UPS
- > Cloverdale Infusion Clinic
- > Uniform Choice
- > Connect Hearing
- > Uniway Computers
- > Kabab King
- > Daisy Nails Lounge

