## 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**

В4

#### **LEASE RATE**

\$26.50 PSF

#### **OCCUPANCY COSTS**

\$10.39 PSF (2025 Budget)

#### **POSSESSION**

**Immediate** 

**KYLE GERWING** 

Business Development and Leasing 306 717 9893 kgerwing@concordegroup.com

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### UNIT 10 3110 8TH STREET E



#### **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

