

FOR LEASE > FREE STANDING PAD SITE

MILLAR CROSSING

839 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.

BUILDING PARTICULARS

- > RARE OPPORTUNITY - Highly visible location on the most coveted retail intersection in Saskatoon's north end.
- > Building would be ideal retail, medical, office or financial institution.
- > Possibilities to add drive thru exist.
- > Approximately 2/3 of the space is built out as a full-service restaurant and lounge, the remaining 1/3 of the space was built out as a brewery
- > Space contains steel and concrete mezzanine structure
- > Excellent street front signage facing both 51st Street and Millar Avenue. Pylon signage also available
- > Building constructed in 2013 with high roof line, 8.5 m to top of corner parapet wall
- > 1,391 sf west facing patio
- > 800 amp 3 phase electrical service and large water service

AREA FOR LEASE

7,816 SF

ZONING

IH

LEASE RATE

Market

OCCUPANCY COSTS

\$13.24 PSF (2024 estimate)

POSSESSION

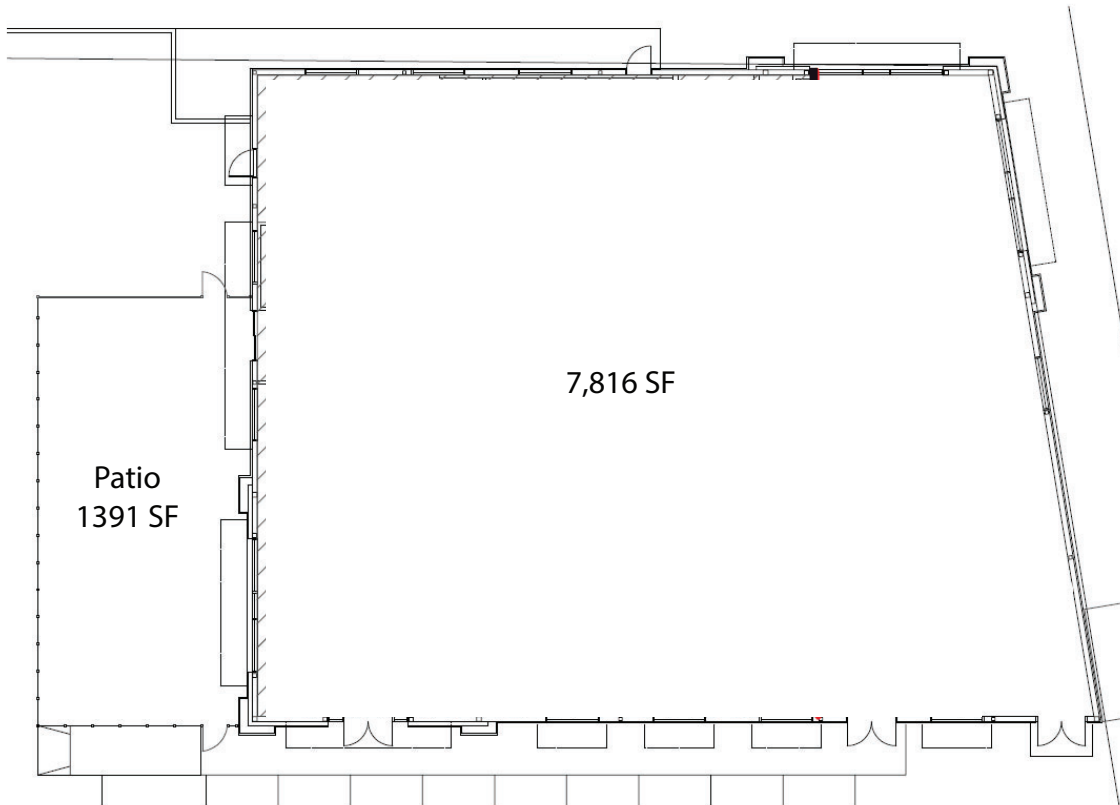
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PROPERTIES

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