

FOR LEASE > RETAIL/OFFICE

# 2115 - 22nd STREET WEST

UNIT A, 2115 - 22nd Street West, SASKATOON, SK



Rare opportunity to lease an exceptional corner on one of Saskatoon's busiest commercial arteries.

## AREA FOR LEASE

4,118 SF

## ZONING

B4

## LEASE RATE

\$14.75 PSF

## OCCUPANCY COSTS

\$14.32 PSF (2025 estimate)

## POSSESSION

February 1, 2026

## BUILDING PARTICULARS

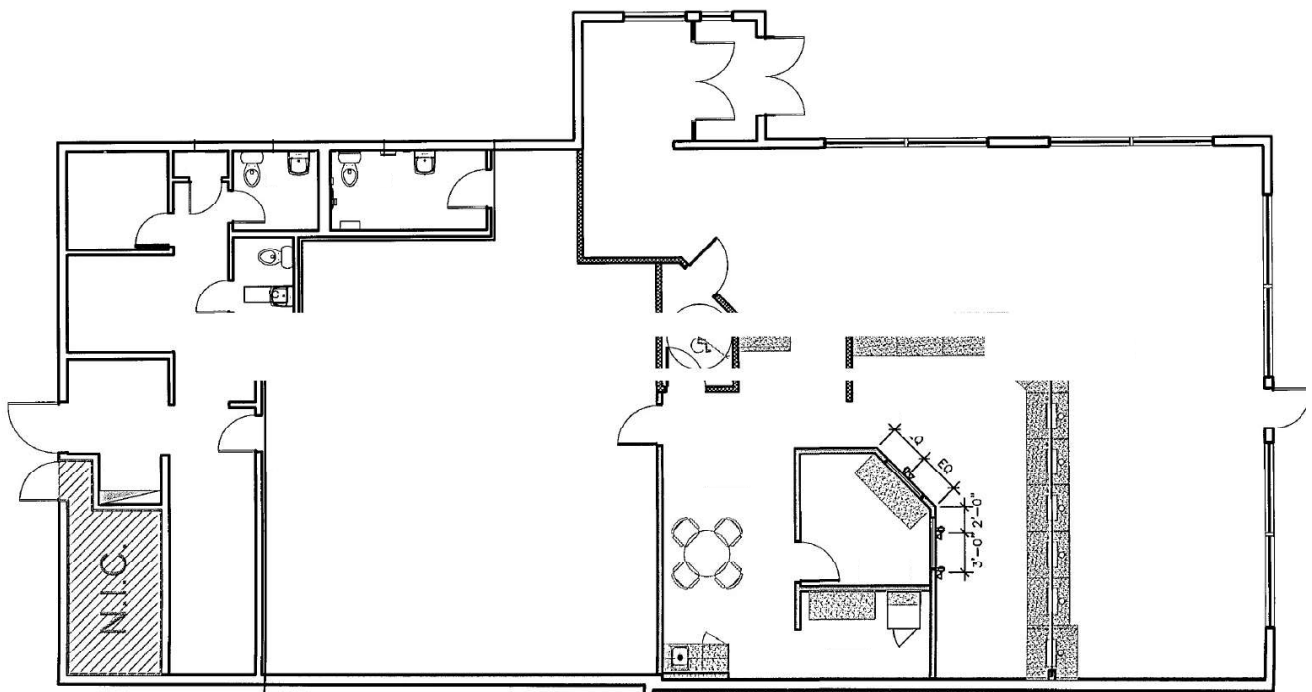
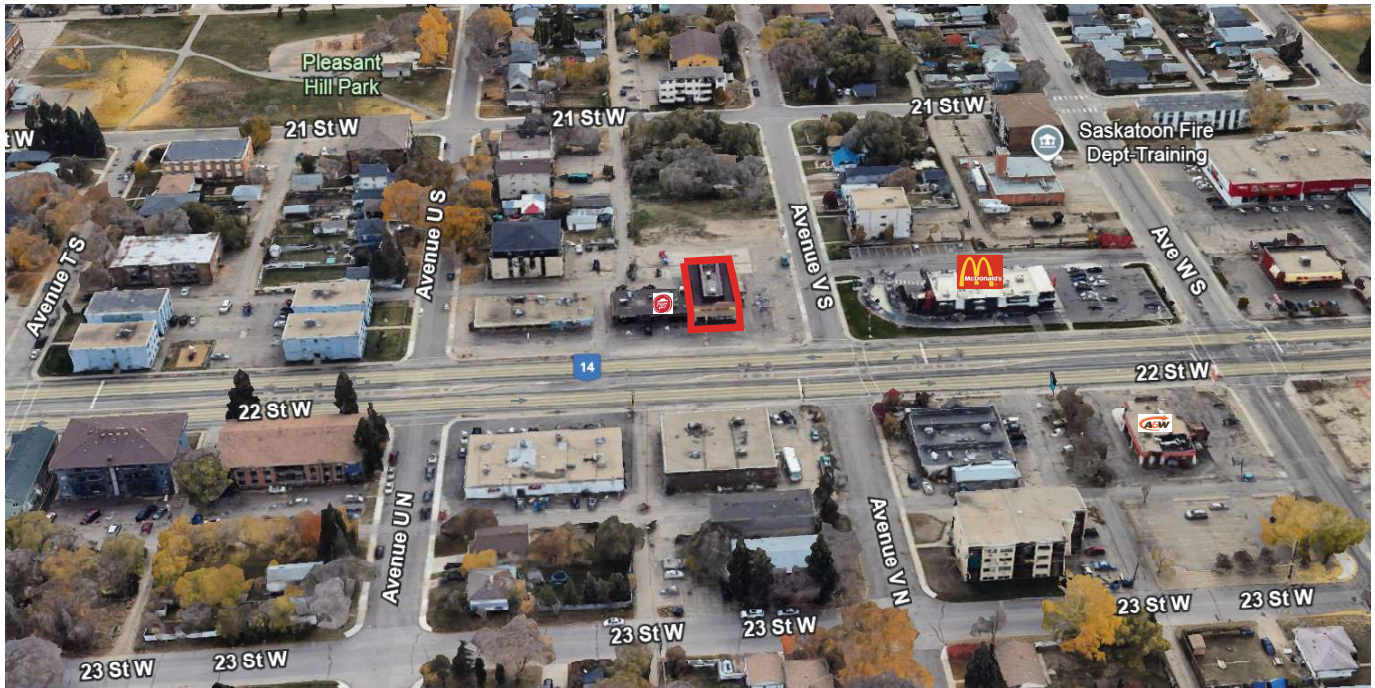
- > Very high exposure corner location at the intersection of 22nd Street & Avenue V
- > Large bright space with ample parking
- > Space currently built out for financial services
- > 400-amp electrical service
- > 2 roof top units (7.5 ton & 5 ton)
- > Large pylon sign available for a monthly fee
- > Optional HVAC plan available for \$300/month

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

300-1507 Eighth Street East  
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PROPERTIES

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