

FOR LEASE > RETAIL

# MILLAR CROSSING

UNIT 30 831 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. The steel structure features prominent arches and a modern colour scheme with roof heights upwards of 20'.

## BUILDING PARTICULARS

- > Built out space for pizza restaurant
- > Front retail area
- > Rear kitchen/prep area
- > 7.5 ton HVAC above space
- > Common waste and recycling included in Occupancy Costs
- > Front & rear man doors
- > Signage above space
- > Ample surface parking
- > Pylon signage available for \$100.00/month

## AREA FOR LEASE

1,516 SF

## ZONING

IH

## LEASE RATE

\$35.00 PSF

## OCCUPANCY COSTS

\$16.18 PSF (2025 Budget)

## POSSESSION

November 1, 2025

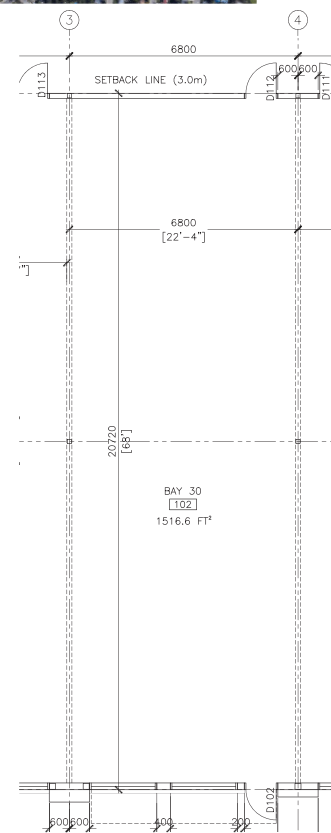
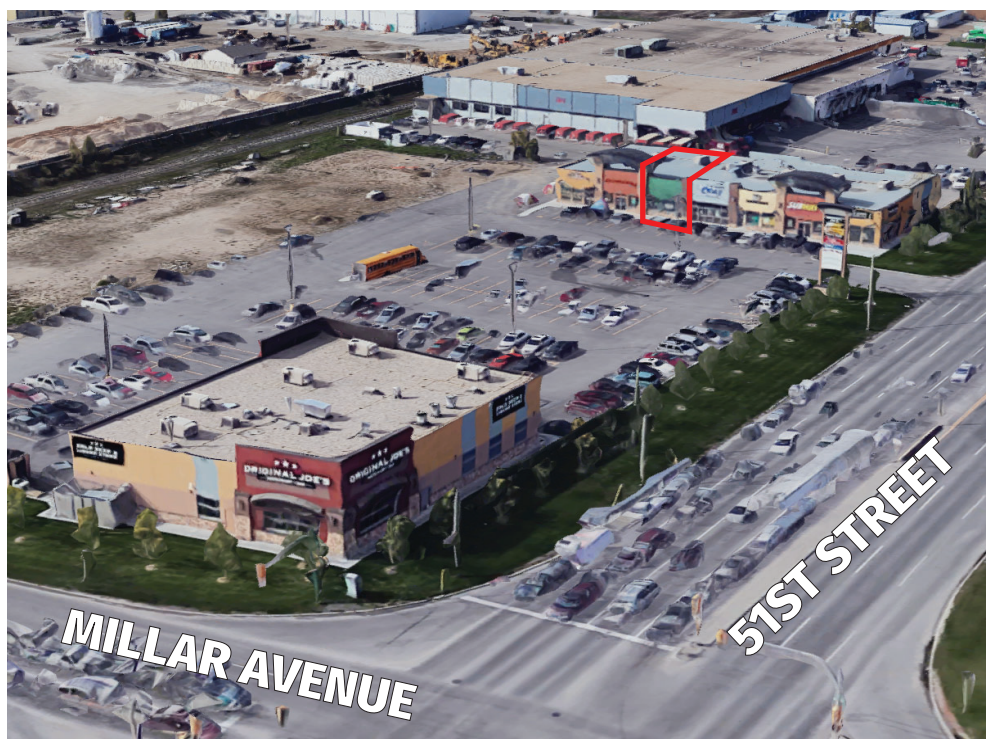
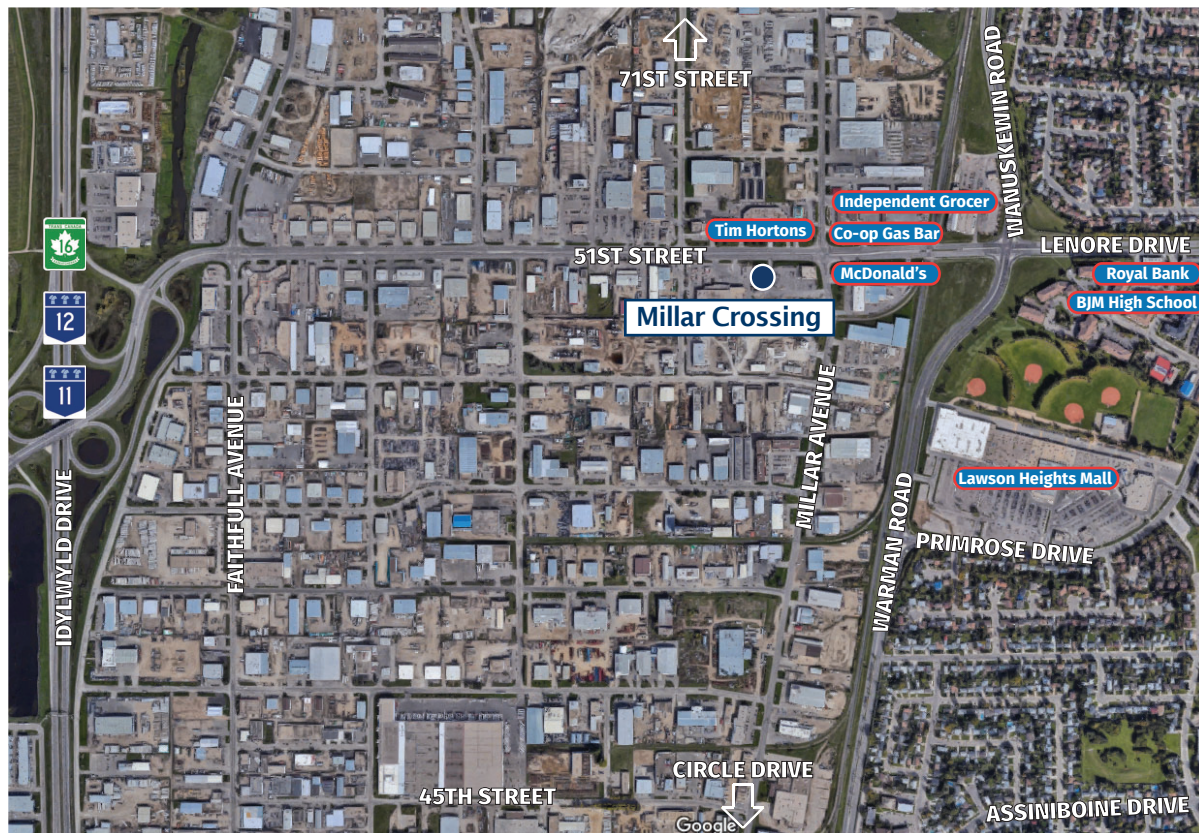
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