

# 418 50TH STREET

SASKATOON, SK



Located directly behind Heritage Business Park on the corner of 51st Street and Faithfull Avenue, 418 has drive through access to both 50th and 51st Street. This premium location allows for easy access to Circle Drive, Idylwyld Drive, Highways 16, 11 and 12 and Saskatoon John G. Diefenbaker International Airport.

## BUILDING PARTICULARS

- > Rare opportunity for office/warehouse with fenced compound in the heart of north industrial under 5k SF
- > Excellent for small to mid-size contractors
- > 2 x 14' OH grade level doors
- > Built out office area with boardroom, lunchroom, washrooms and 5 offices
- > Shop/warehouse area with high ceilings
- > Large permitted mezzanine area, over 600 SF
- > Fenced in private compound area backing the warehouse
- > Roof top heating/cooling unit above office area, hanging heaters in shop
- > HVAC plan available for \$190 per month
- > Great frontage on 50th Street and opportunity for building signage

## AREA FOR LEASE

4,550 SF  
(not including mezzanine)

## ZONING

IL1

## LEASE RATE

\$14.95 PSF

## OCCUPANCY COSTS

\$6.00 PSF

## POSSESSION

November 1, 2026

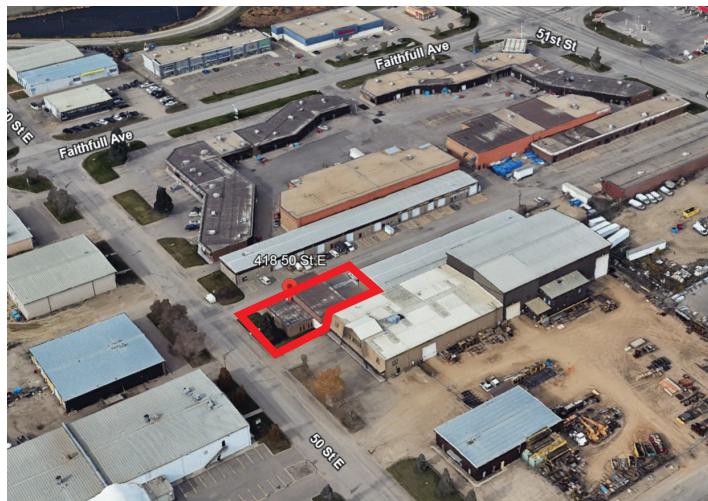
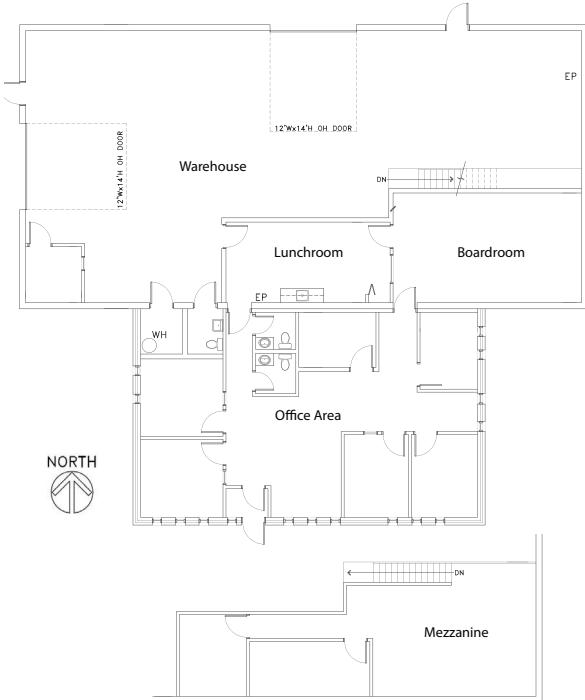
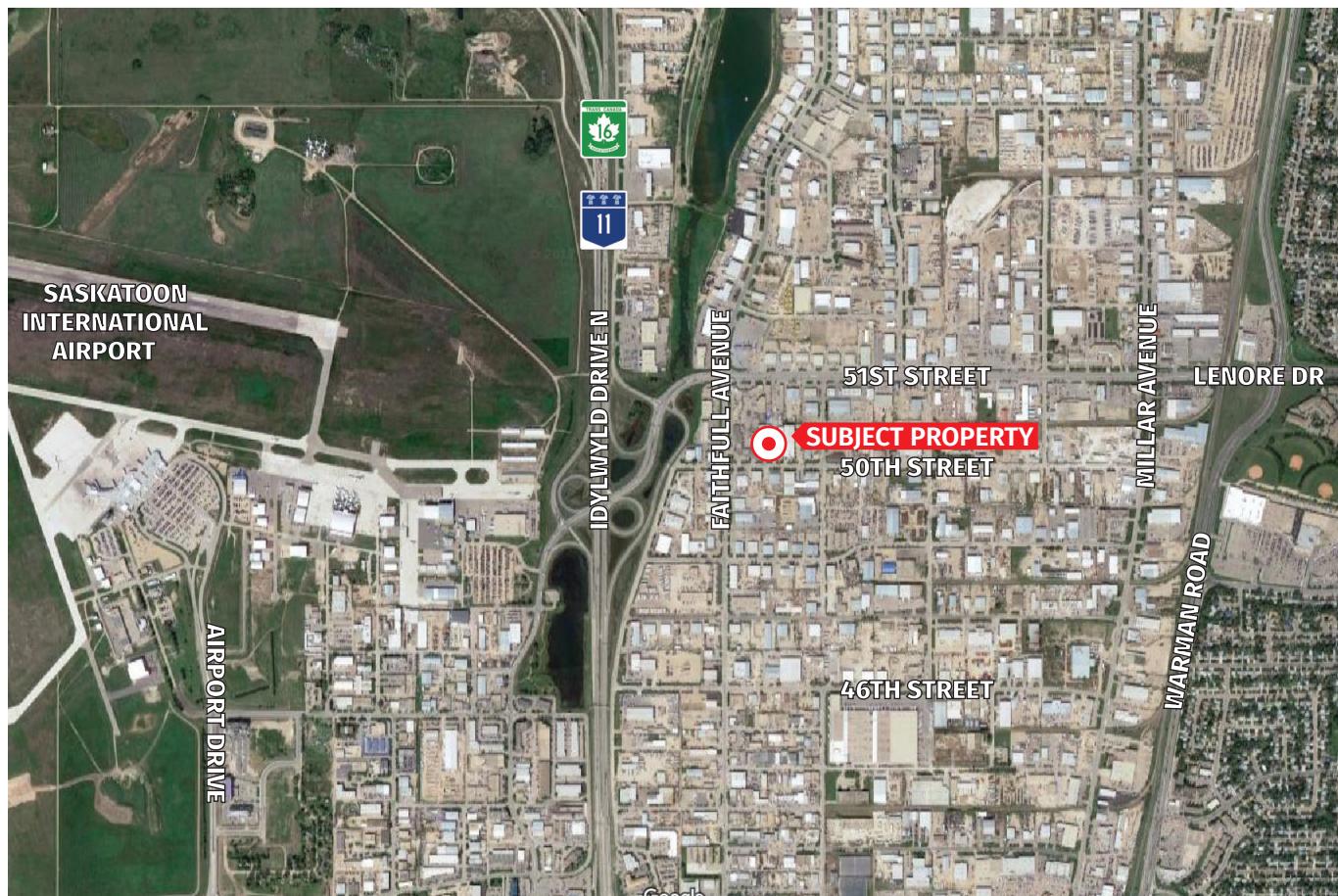
## KYLE GERWING

Director of Development & Leasing  
306 717 9893  
kgerwing@concordegroup.com

300-1507 Eighth Street East  
Saskatoon SK S7H 0T2  
306 668 3004  
[www.cgcproperties.com](http://www.cgcproperties.com)

**CONCORDE**  
PROPERTIES

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