



UP TO 6,170 SQ FT AVAILABLE
FOR LEASE

RETAIL | HIGH QUALITY RETAIL UNIT LEASE OPPORTUNITY

1102 17th Street West

WEST INDUSTRIAL, SASKATOON

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

\$13.00

Asking Price, PSF

\$4.00*

2024 Est. Occupancy, PSF

Immediate

Availability

District:	West Industrial
Zoning:	MX1 (<i>Mixed-Use</i>)
Parcel #:	164635498
Site Size:	0.56 Acres
Total Rentable Area:	± 6,170 SF
Parking:	Ample paved parking common to site

HIGHLIGHTS

- 15,000 Square foot building situated on 0.56 acres of land in Saskatoon's West Industrial area
- Ample parking common to site
- Facility contains both newly renovated office space and warehouse with an overhead door feature
- 22' Clear Ceiling
- 30' Column Spacing
- 600 Amp 3 Phase Service



LEAD AGENT

SCOTT FRIESEN

President / Broker

[1-306-934-3377](tel:1-306-934-3377)

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PROPERTY PHOTOS

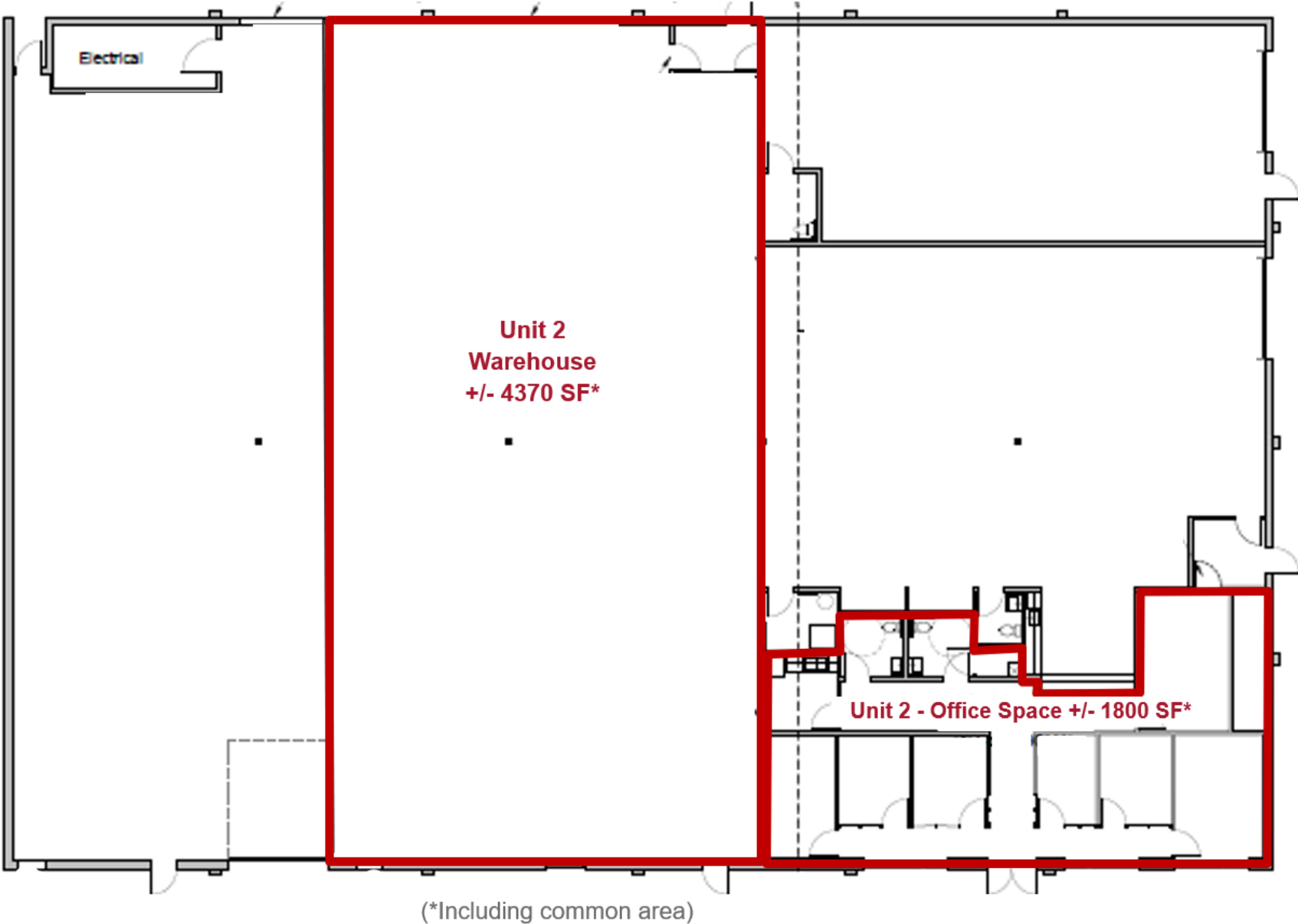
Unit 2 & Office Space: ± 6,033 SF

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SITE PLAN

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*Not to scale, not exactly as shown.

NEIGHBOURHOOD PROFILE

WEST INDUSTRIAL

FOR LEASE | 1102 17th Street West, Saskatoon SK



- Victoria Park
- Optimist Park
- Saskatoon Water Treatment Plant
- Bridge City Collision
- Family Pizza
- Saskatoon Lights and Power
- TT Auto Service
- FFUN Collision Service
- EGO Aesthetics Saskatoon



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CUSHMAN & WAKEFIELD SASKATOON
A LOCAL FIRM WITH GLOBAL REACH

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