

RETAIL | OFFICE AND WAREHOUSE SPACE FOR LEASE



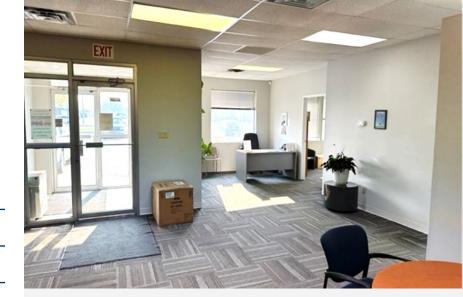


PROPERTY DETAILS

\$16.00 Asking Price, PSF	\$8.80* 2025 Est. Occupancy, PSF	Immediate Availability
District:	Airport Business District	
Zoning:	IL1 (Light Industrial)	
Parcel #:	118932240	
Site Size:	0.62 Acres	
Total Rentable Area:	± 4,500 SF	
Parking:	21 Parking Stalls	

HIGHLIGHTS

- 21 parking stalls; additional parking in back
- Easy access and egress
- Back 45' of property used by Enterprise Rent-A-Car
- 2,800 SF of office space
- 1,100 SF of rear shop and service area
- 600 SF of warehouse



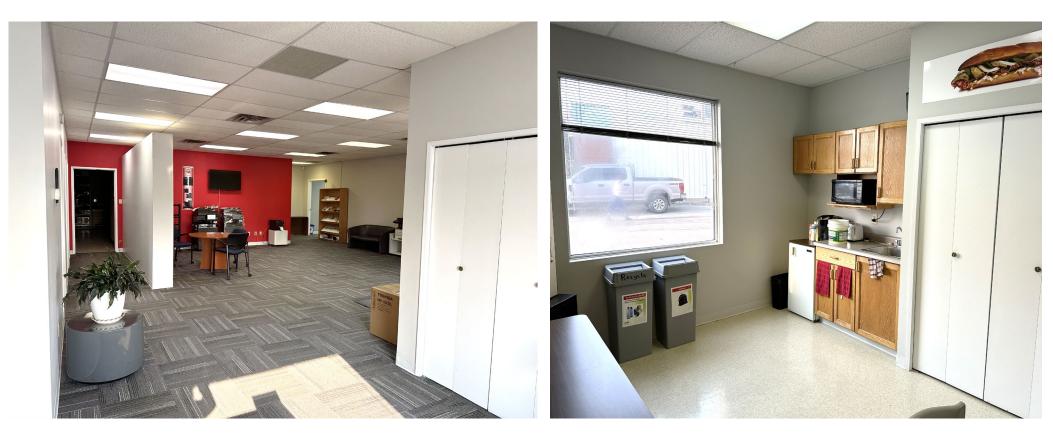


LEAD AGENT

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OFFICE SPACE

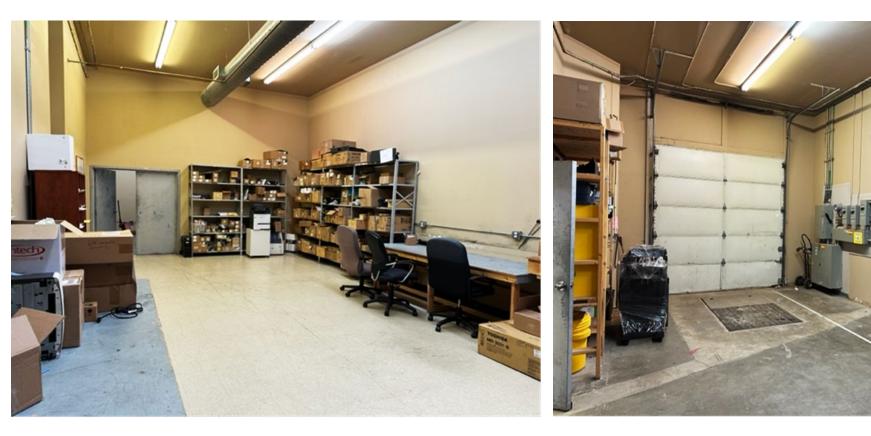


- 3 private offices
- Boardroom
- Open work area

- Staff room with kitchenette
- Storage room
- File room



WAREHOUSE AND SHOP SPACE



Rear Shop/Service/Shipping: ± 1,100 SF

- 14' clear height, Storage and shipping area with a private office
- Dual service doors

Warehouse: ± 600 SF

- 14' clear height, interceptor pit
- 10' x 10' grade o/h door
- 400A 3 phase power
- Radiant heat



SERVIC

NEIGHBOURHOOD PROFILE AIRPORT BUSINESS DISTRICT





Vehicles: ±12,600 VPD (Airport Drive)

VPD count point



Income: ± \$89,659 (Median Household)



Population: ±9,746



14 minutes to downtown Saskatoon & 5 minutes to Saskatoon Airport



Amenities area for staff includes restaurants, grocery, auto service, financial services



Walking distant to 4 bus routes





SCOTT FRIESEN *President / Broker*

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CUSHMAN & WAKEFIELD SASKATOON

A LOCAL FIRM WITH GLOBAL REACH

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