

RETAIL | OFFICE AND WAREHOUSE SPACE FOR LEASE

2120 Airport Drive

AIRPORT BUSINESS DISTRICT, SASKATOON



PROPERTY DETAILS

\$13.00

\$8.80*

Immediate

Asking Price, PSF

2025 Est. Occupancy, PSF

Availability

District: Airport Business District

Zoning: IL1 (Light Industrial)

Parcel #: 118932240

Site Size: 0.62 Acres

Total Rentable Area: ± 4,500 SF

Twenty-one (21) Parking Stalls

HIGHLIGHTS

Parking:

- · Additional parking available 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







OFFICE SPACE





- Three (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
- One (1) 10' x 10' grade OH door
- 400A 3 phase power
- Radiant heat



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

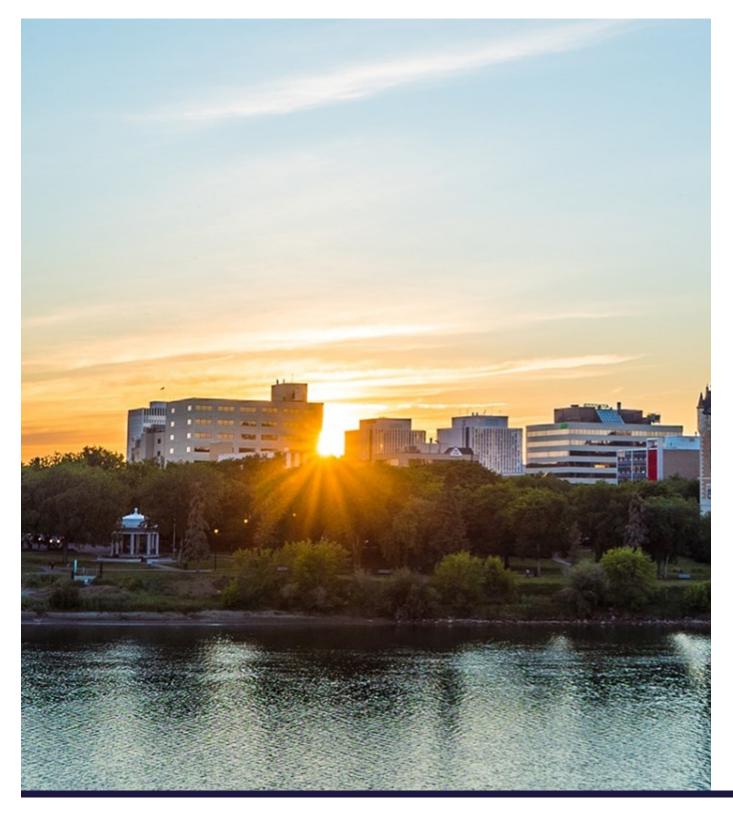


Amenities area for staff includes restaurants, grocery, auto service, financial services



Walking distant to 4 bus routes







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