



UP TO 2,704 SQ FT AVAILABLE
FOR LEASE

RETAIL | HIGH QUALITY RETAIL UNIT LEASE OPPORTUNITY

EVERGREEN CROSSING 2

225 PAYNE BEND, SASKATOON

PROPERTY DETAILS

\$34.00

Asking Price, PSF

\$13.50*

2024 Est. Occupancy, PSF

Spring 2025

Availability

District:	Aspen Ridge
Zoning:	B4MX (<i>Integrated Commercial Mixed-Use</i>)
Parcel #:	204070845
Site Size:	2.52 Acres
Total Rentable Area:	± 1,352 – 2,704 SF
Parking:	Ample paved parking common to site
Heating/HVAC:	HVAC partial distribution in place

HIGHLIGHTS

- 2 High quality retail units for lease
- Total building size: 8,325 SF
- Located along McOrmond Rd & Payne Bend
- Current tenants: Affinity Credit Union, Affinity Insurance, JJ's Car Wash, Jimmy Johns and Chaiwala of London
- Available for Spring 2025



LEAD AGENT

SCOTT FRIESEN

President / Broker

1-306-934-3377

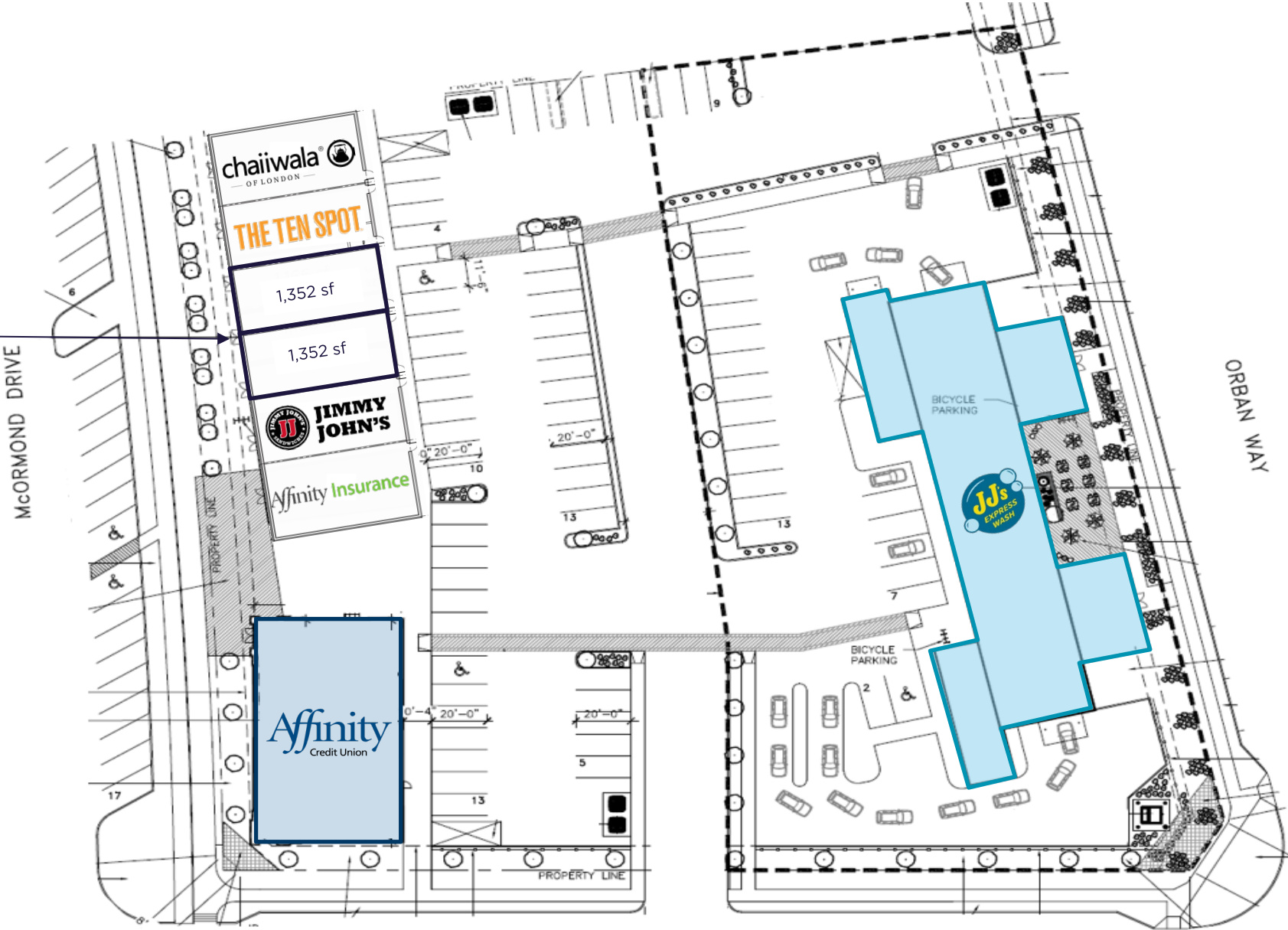
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 **CUSHMAN & WAKEFIELD**
Saskatoon

SITE PLAN

FOR LEASE | 225 Payne Bend, Saskatoon SK

For Lease



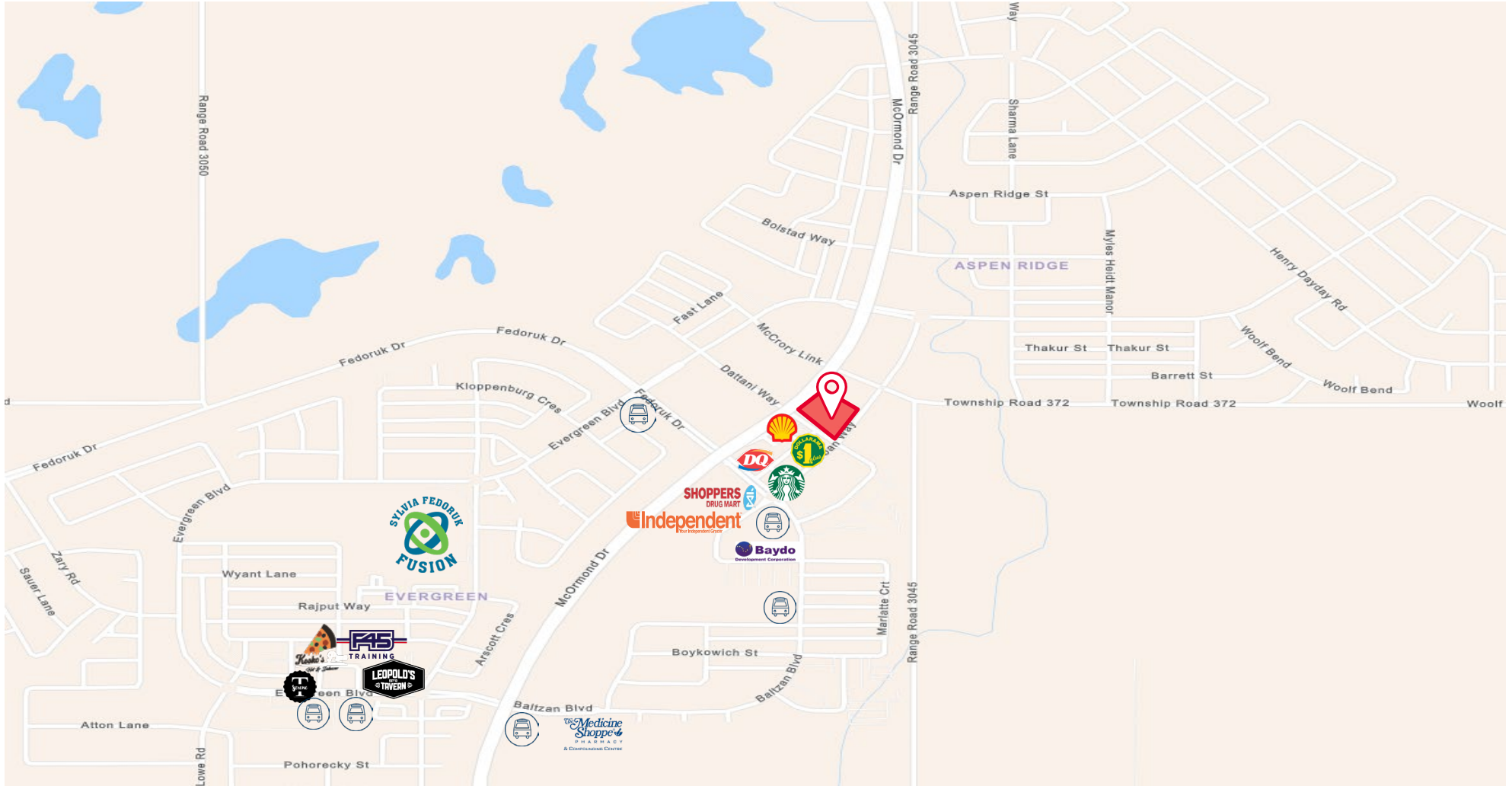
PAYNE BEND

*Not to scale, not exactly as shown.

NEIGHBOURHOOD PROFILE

EVERGREEN | ASPEN RIDGE

FOR LEASE | 225 Payne Bend, Saskatoon SK

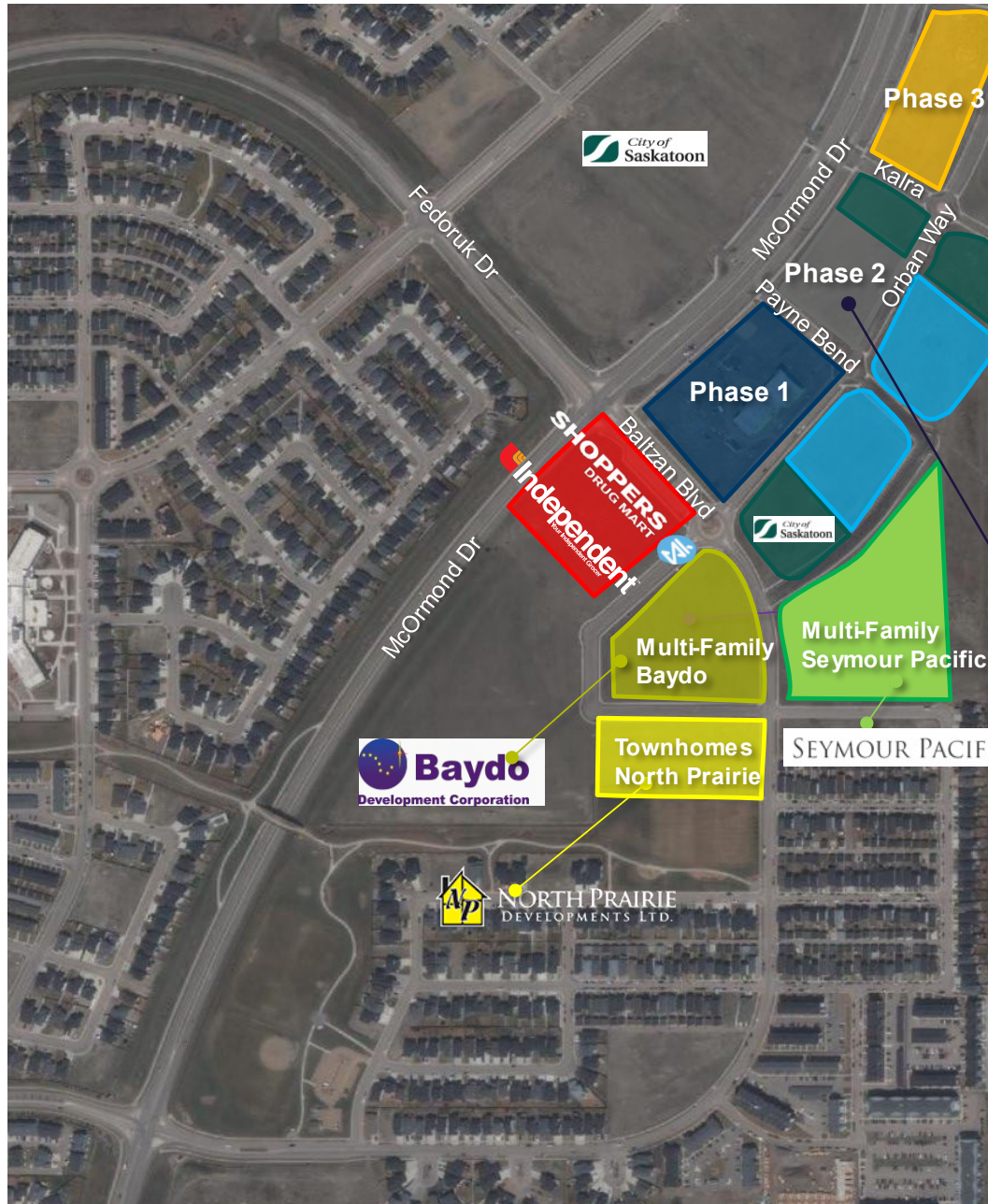


- Accommodates mixed-use development and blends residential, commercial and institutional activities into a District Village where residents can work, play, live and shop

- Proximity to 6 transit stations
- Access to new Chief Mistawasis Bridge
- 20 minutes to Downtown Saskatoon

LOCATION

FOR LEASE | 225 Payne Bend, Saskatoon SK



NORTH PRAIRIE TOWNHOMES

- Bellatowns in Evergreen
- 120 townhome units
 - 2-3 Bedroom & Garage

SEYMOUR PACIFIC

- Juniper gardens
- 162 rental units (1-2-3 Bedroom)
 - Phase 2: 116 rental units
- Evergreen Bend
- 204 rental units

BAYDO

- Multi-family
- Two - 6 storey Res Towers
- Baydo Plaza
 - 212 Rental Units
 - 1, 2 and 3 Bedrooms
- Phase 3-5 Under Construction
- Aspen Point
 - 38 Rental Units
- 1500 plus occupants within 2 block radius of Evergreen Crossing Shopping Centre

PHASE 1 FEATURES

- 2 Story Medical
- YXE Dental
- Pharmacy
- Dollarama
- Shell Gas Bar
- Dairy Queen Drive Thru
- Kumon
- Lucky's
- Joyous Pizza
- Starbucks
- Pet Value
- Cannabis Evergreen
- Mary Browns
- Subway





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