



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\***

2025 Est. Occupancy, PSF

**Spring 2025**

Availability

District: Aspen Ridge

Zoning: B4MX (*Integrated Commercial Mixed-Use*)

Parcel #: 204070845

Site Size: 2.52 Acres

Total Rentable Area:  $\pm$  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 Chaiiwala of London
- Available for Spring 2025



## LEAD AGENT

**SCOTT FRIESEN**

President / Broker

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# SITE PLAN

FOR LEASE | 225 Payne Bend, Saskatoon SK



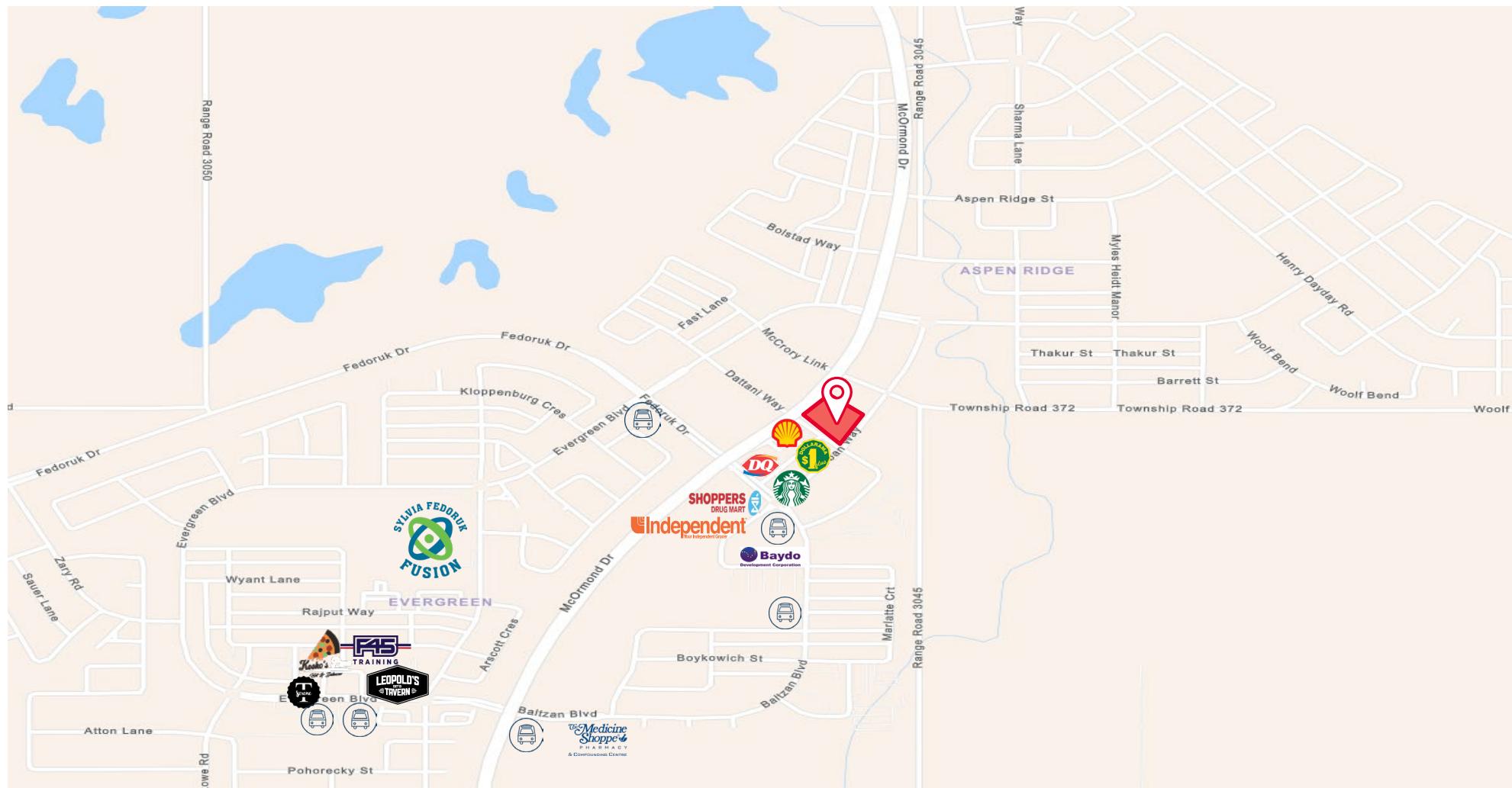
PAYNE BEND

\*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

## SEYMORE 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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