



± 4,800 SQ FT AVAILABLE  
**FOR LEASE**

INDUSTRIAL | OFFICE AND WAREHOUSE LEASE OPPORTUNITY

**2917B Millar Avenue**

MILLAR AVENUE, SASKATOON

# PROPERTY DETAILS

**\$14.00**

Asking Price, PSF

**\$5.70\***

2024 Est. Occupancy, PSF

**Immediate**

Availability

District:	Hudson Bay Industrial
Zoning:	IH ( <i>Heavy Industrial</i> )
Parcel #:	131915628
Site Size:	1.25 Acres
Total Rentable Area:	± 4,800 SF
Parking:	Ample paved parking common to site

## HIGHLIGHTS

- Approximately 2,000 sq. ft. main floor office and 2,800 sq. ft warehouse
- Rear office area can be removed for additional warehouse space
- Secured, shared compound located on 1.25 Acres on Millar Avenue
- High visibility (over 7,000 vehicles per day)
- Paved parking at front of building, pylon signage along Millar Avenue



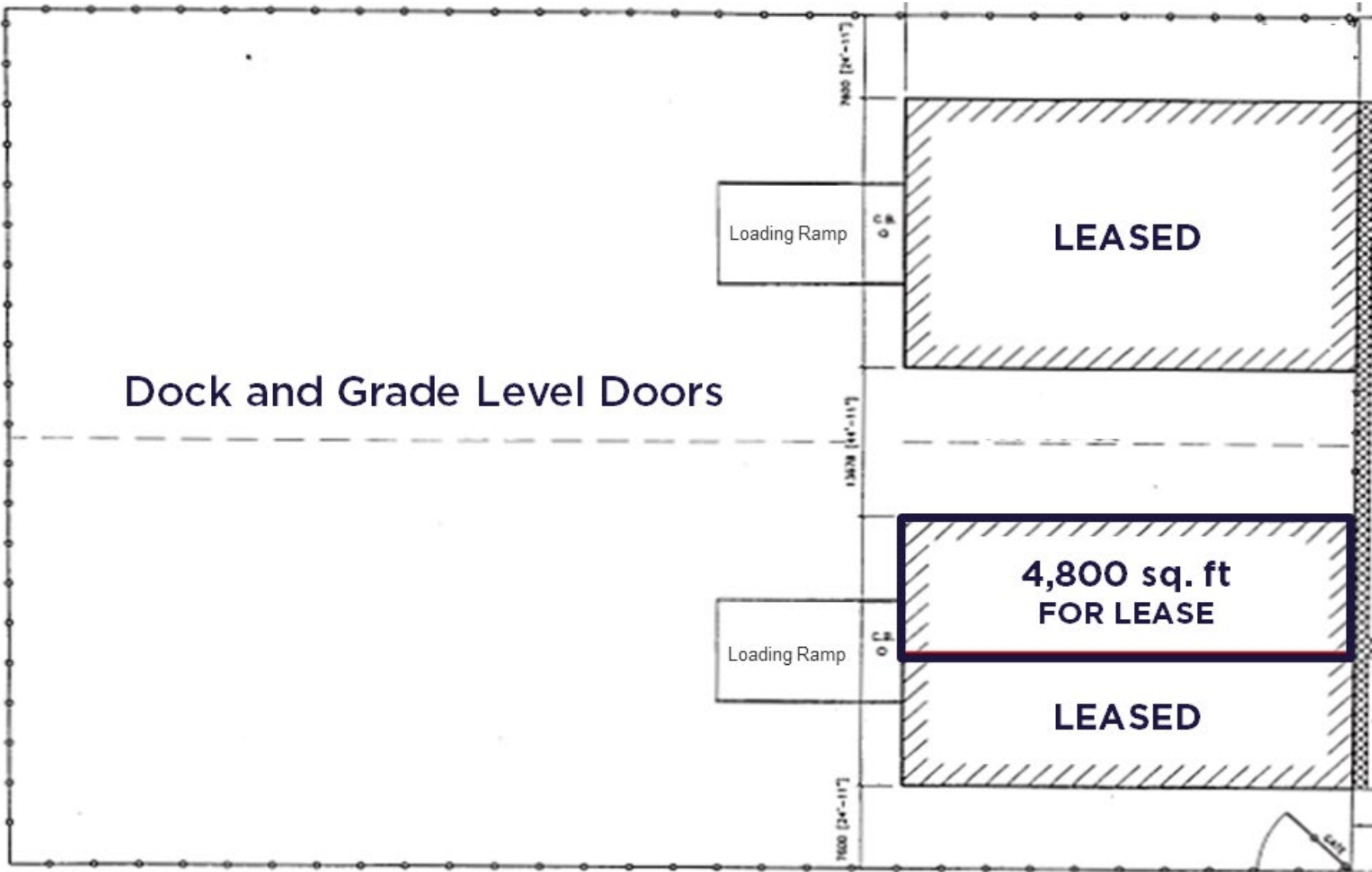
### LEAD AGENT

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SITE PLAN

FOR LEASE | 2917B Millar Avenue, Saskatoon SK



\*Not to scale, not exactly as shown.



## PROPERTY PHOTOS

FOR LEASE | 2917B Millar Avenue, Saskatoon SK



### 2,000 sq. ft. Main Floor

- Showroom and two (2) private offices
- Natural light in offices and showroom
- One (1) washroom
- Industrial Chain-link Fence
- A large retail and industrial sector, as well as numerous professional tenants

## PROPERTY PHOTOS

FOR LEASE | 2917B Millar Avenue, Saskatoon SK



### 2,800 sq. ft. Warehouse

- 10'H x 8'W Dock door
- 16'H x 12'W Grade Level Door
- Radiant Heat
- 24' Side wall height, 3-phase power
- Secured compound
- Fully landscaped lot



# NEIGHBOURHOOD PROFILE

## HUDSON BAY INDUSTRIAL

FOR LEASE | 2917B Millar Avenue, Saskatoon SK



Vehicles: +7,000 VPD



Income: ±\$107,152.00



Population: ± 8,032



Proximity to 4 transit stations



13-minute drive to downtown Saskatoon



Neighborhood provides retail, auto, grocery, financial, and other professional services





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