



UP TO 5,329 SQ FT AVAILABLE  
**FOR LEASE**

RETAIL | HIGH QUALITY OFFICE UNIT LEASE OPPORTUNITY

# 306 Wellman Lane

STONEBRIDGE, SASKATOON



# PROPERTY DETAILS

**\$25.00**

Unit 110 Asking Price, PSF

**\$23.00**

Unit A & B Asking Price, PSF

**\$11.00\***

2025 Est. Occupancy, PSF

District:	Stonebridge
Zoning:	IB ( <i>Institutional</i> )
Parcel #:	166039195
Total Building Size:	20,937 SF
Total Rentable Area:	Unit 110: ± 2,489 SF Unit A: ± 1,600 SF Unit B: ± 1,240 SF
Parking:	Fifty-four (54) paved parking stalls

## HIGHLIGHTS

- Street front property located adjacent to Circle Drive providing ease of access to the entirety of the City of Saskatoon
- On-site bicycle parking with picnic/coffee break patio area
- Fully landscaped lot
- Walking distance to numerous dining and shopping options including Walmart, Brown’s Social House, Tim Hortons, CO-OP Food Store, Dairy-Queen, Subway, Boston Pizza, Sasktel, and many others



### LEAD AGENT

**SCOTT FRIESEN**

President / Broker

1-306-934-3377

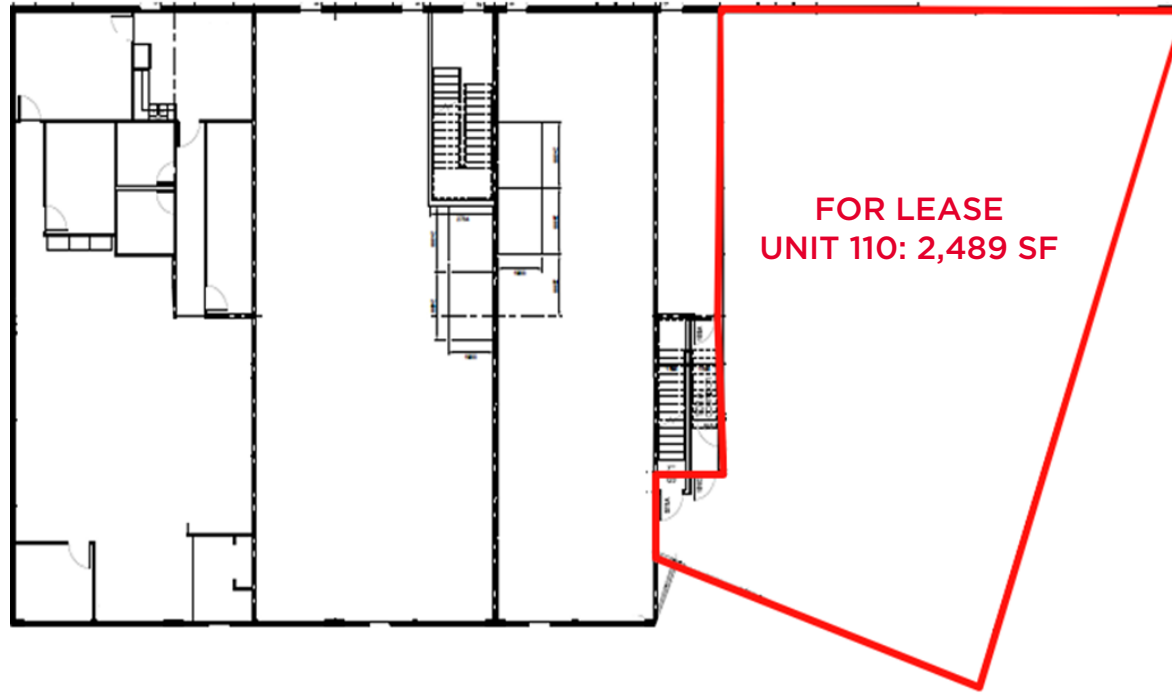
[scott.friesen@cwsaskatoon.com](mailto:scott.friesen@cwsaskatoon.com)



# BUILDING PLAN

UNIT 110: 2,489 SF

FOR LEASE | 306 Wellman Lane, Saskatoon SK



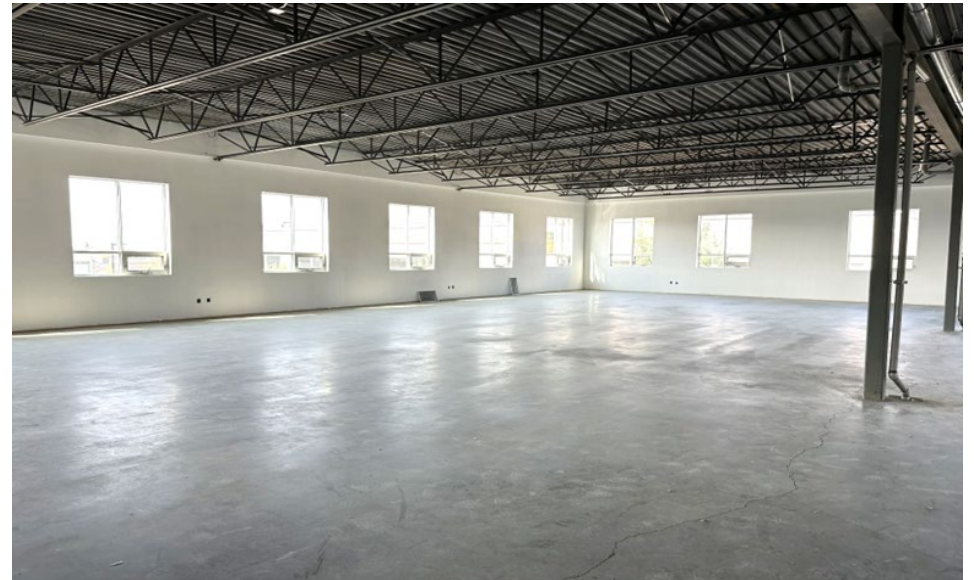
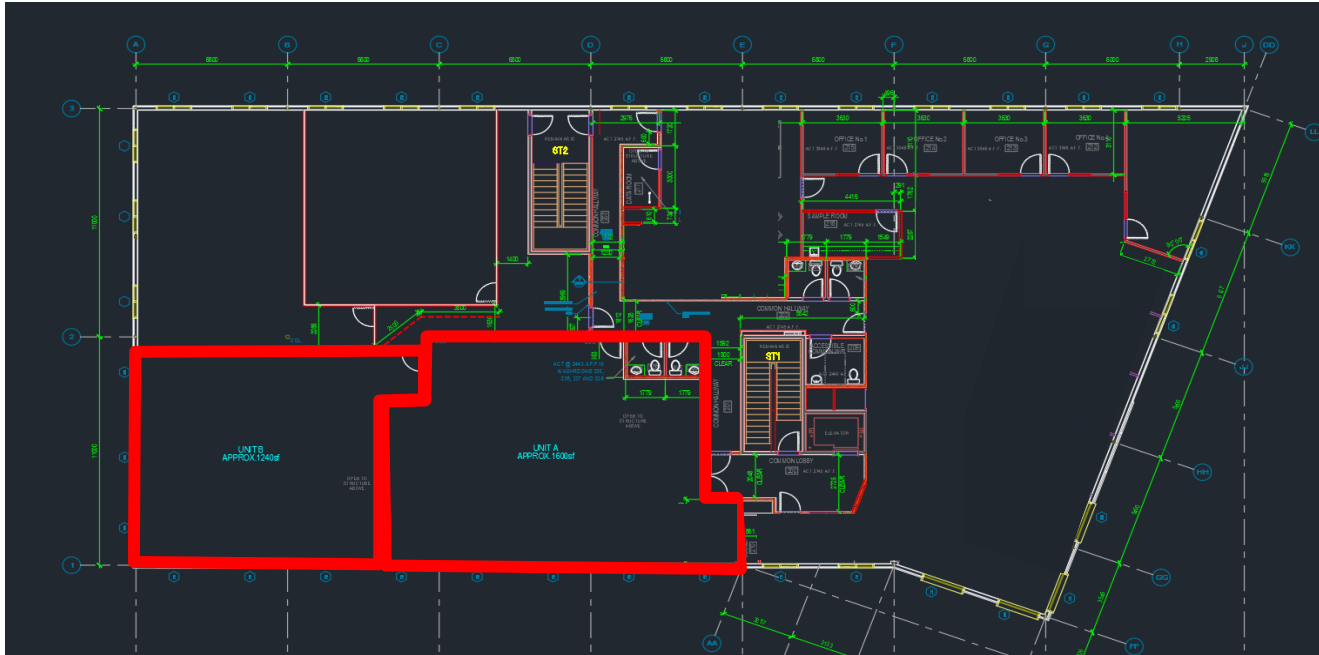
\*Not to scale, not exactly as shown.



# BUILDING PLAN

FOR LEASE | 306 Wellman Lane, Saskatoon SK

UNIT A: 1,600 SF  
UNIT B: 1,240 SF



\*Not to scale, not exactly as shown.



# NEIGHBOURHOOD PROFILE

## STONEBRIDGE

FOR LEASE | 306 Wellman Lane, Saskatoon SK



**Vehicles:** +15,110 VPD

● \*Vehicle count point



**Income:** ± \$101,707.00



**Population:** ± 14,329



Proximity to 14 transit stations



10-minute drive to downtown Saskatoon



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





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**A LOCAL FIRM WITH GLOBAL REACH**

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