



UP TO 1,250 SQ FT AVAILABLE  
**FOR LEASE**

**RETAIL** | HIGH QUALITY RETAIL UNIT LEASE OPPORTUNITY

**2712 Wentz Avenue**

WENTZ AVE & 51<sup>ST</sup> STREET, SASKATOON

## PROPERTY DETAILS

**\$20.00**

Asking Price, PSF

**\$12.00\***

2025 Est. Occupancy, PSF

District: North Industrial

Zoning: IH (*Heavy Industrial*)

Parcel #: 118984506

Site Size: 2.59 Acres

Total Rentable Area: ± 1,250 SF

Parking: Ample paved parking common to site

## HIGHLIGHTS

- High quality retail unit for lease
- Total building size: 21,715 SF
- Proximity to 8 transit stations
- 18,300 VPD drive by subject site by way of 51st Street from Millar Ave to Faithfull Ave



### LEAD AGENT

**SCOTT FRIESEN**

President / Broker

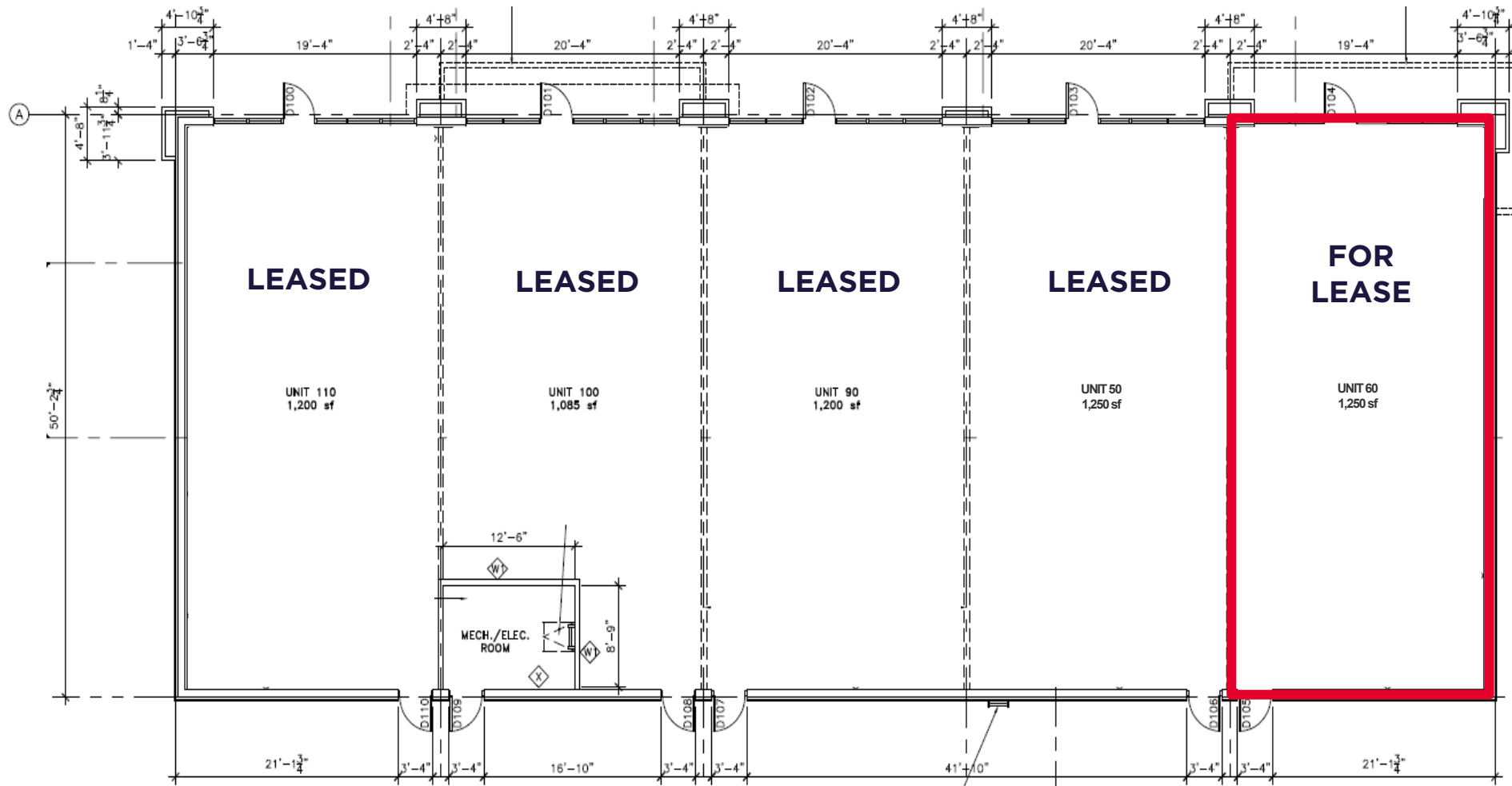
1-306-934-3377

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# FLOOR PLAN

FOR LEASE | 2712 Wentz Avenue, Saskatoon SK

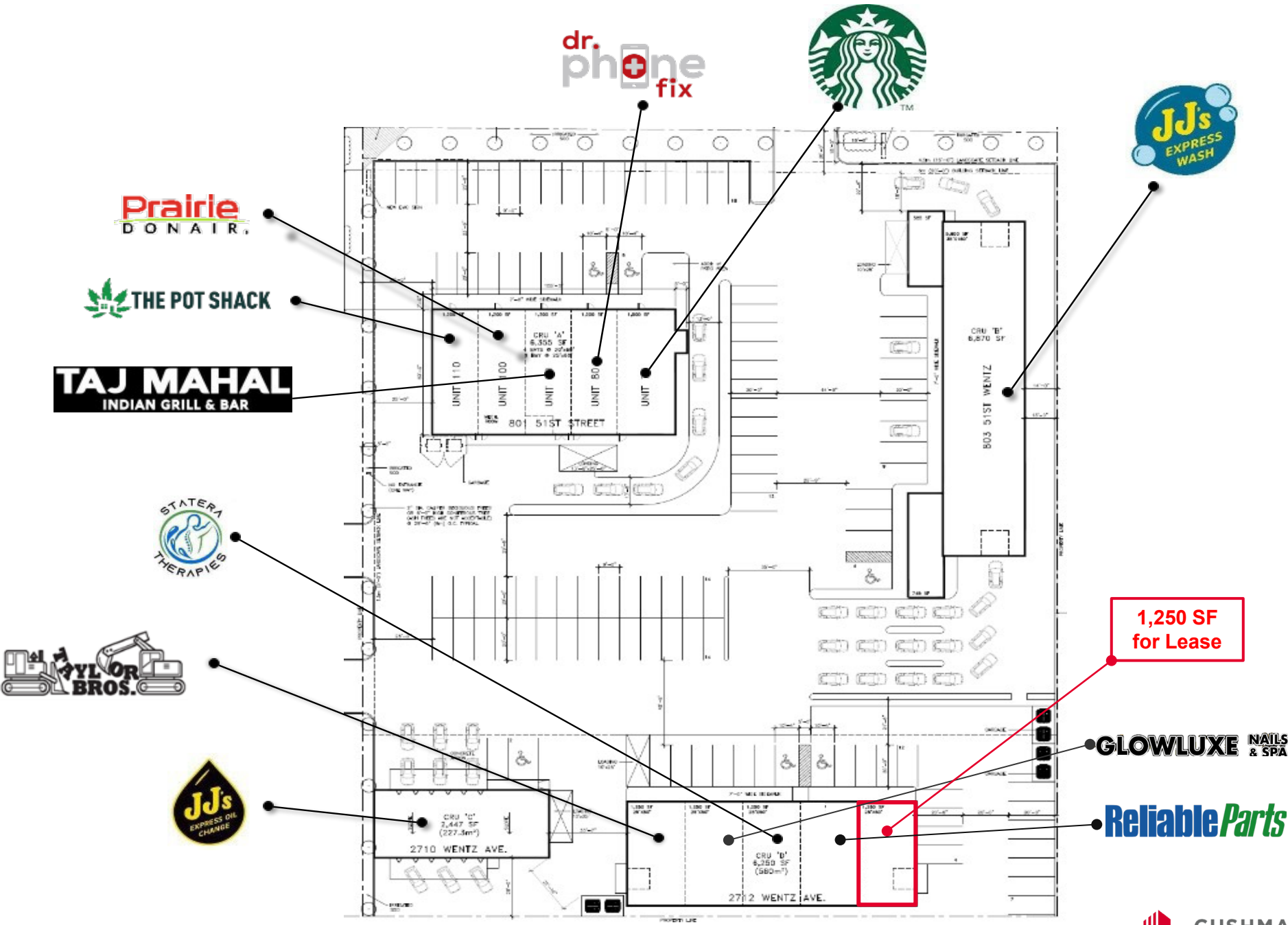


\*Not to scale, not exactly as shown.



SITE PLAN

FOR LEASE | 2712 Wentz Avenue, Saskatoon SK







# SITE PHOTOS

## NORTH INDUSTRIAL

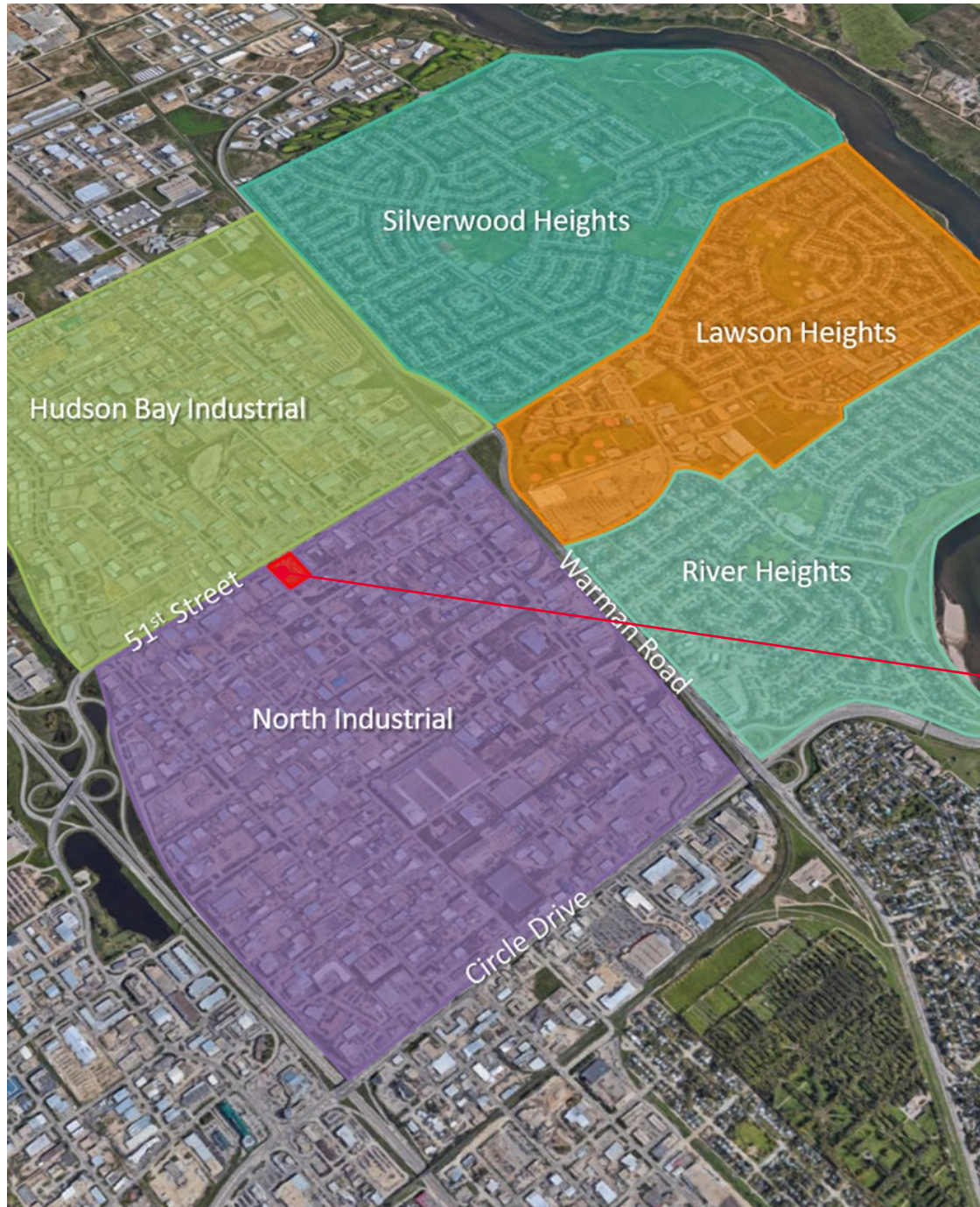
FOR LEASE | 2712 Wentz Avenue, Saskatoon SK





# LOCATION

FOR LEASE | 2712 Wentz Avenue, Saskatoon SK



## Silverwood Heights

- Population: 8,678
- Household Income: \$104,789.00

## Lawson Heights

- Population: 8,032
- Household Income: \$92,788.90

## River Heights

- Population: 6,648
- Household Income: \$92,342.00







**SCOTT FRIESEN**

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**CUSHMAN & WAKEFIELD SASKATOON**  
**A LOCAL FIRM WITH GLOBAL REACH**

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