



± 2,160 SQ FT AVAILABLE

**LEASED**

INDUSTRIAL | OFFICE & WAREHOUSE

**715B 46<sup>th</sup> Street West**

AIRPORT BUSINESS AREA, SASKATOON

 **CUSHMAN &  
WAKEFIELD**  
Saskatoon

## PROPERTY DETAILS

**\$10.70**

Asking Price, PSF

**\$4.00\***

2025 Est. Occupancy, PSF

**Immediate**

Availability

|                      |  |
|----------------------|--|
| District:            | Airport Business Area                                |
| Zoning:              | IL1 ( <i>Light Industrial</i> )                      |
| Parcel #:            | 118921877  |
| Building Size:       | ± 22,200 SF  |
| Total Rentable Area: | ± 2,160 SF   |
| Site Size:           | ± 1.79 Acres   |
| Parking:             | Ample parking on-site with additional street parking |

## HIGHLIGHTS

- Sublease expires **July 31<sup>st</sup>, 2027**
- **+/- 2,160SF** consisting of:
- **± 760 SF office:**
  - Two (2) offices, reception and open work area
- **± 1,400 SF warehouse:**
  - 14' ceiling height under beam
  - One (1) 12'H x 10'W grade level overhead door
  - 3-Phase power
  - Mezzanine
- Shared compound at rear of the building
- Site is partially paved with the remainder of rear compound compacted and graveled



### LEAD AGENT

**MATT PRIEL**

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 **CUSHMAN & WAKEFIELD**  
Saskatoon



# PROPERTY PHOTOS

OFFICE - 760 SF



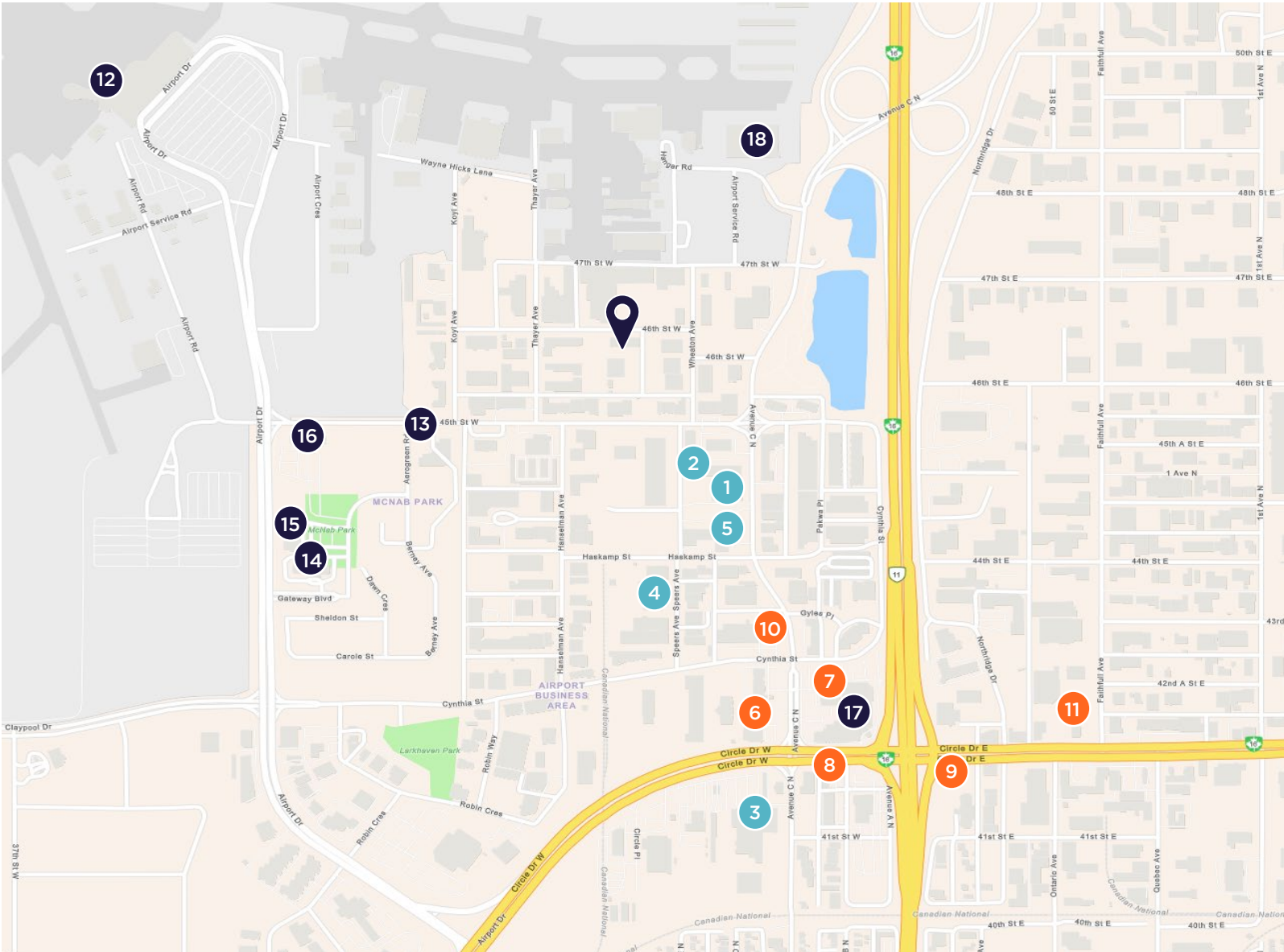
WAREHOUSE - 1,400 SF



# NEIGHBOURHOOD PROFILE

## AIRPORT BUSINESS AREA

FOR SUBLEASE | 715B 46<sup>th</sup> Street West



## Retailers

1. Bianca Amors Liquidation
2. RPI Vapor Lounge
3. Saskatoon Co-op Home Centre
4. Classic Outdoors
5. First Choice Flooring

## Restaurants

6. Denny's
7. Red Zone Bar
8. Crazy Eggs Restaurant
9. Wendel Clarks Classic Grill & Bar
10. Wow Pizza
11. Burger King

## Services

- |     |   |
|-----|---|
| 12. | Saskatoon John G. Diefenbaker International Airport |
| 13. | Orano Canada  |
| 14. | Hampton Inn & Suites                                |
| 15. | Best Western Plus                                   |
| 16. | Courtyard Saskatoon Airport Hotel                   |
| 17. | Travelodge Hotel                                    |
| 18. | Purolator   |





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