



± 2,160 SQ FT AVAILABLE
FOR SUBLEASE

INDUSTRIAL | OFFICE & WAREHOUSE

715B 46th 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 31st, 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

Senior Sales Associate

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Saskatoon

PROPERTY PHOTOS

OFFICE - 760 SF



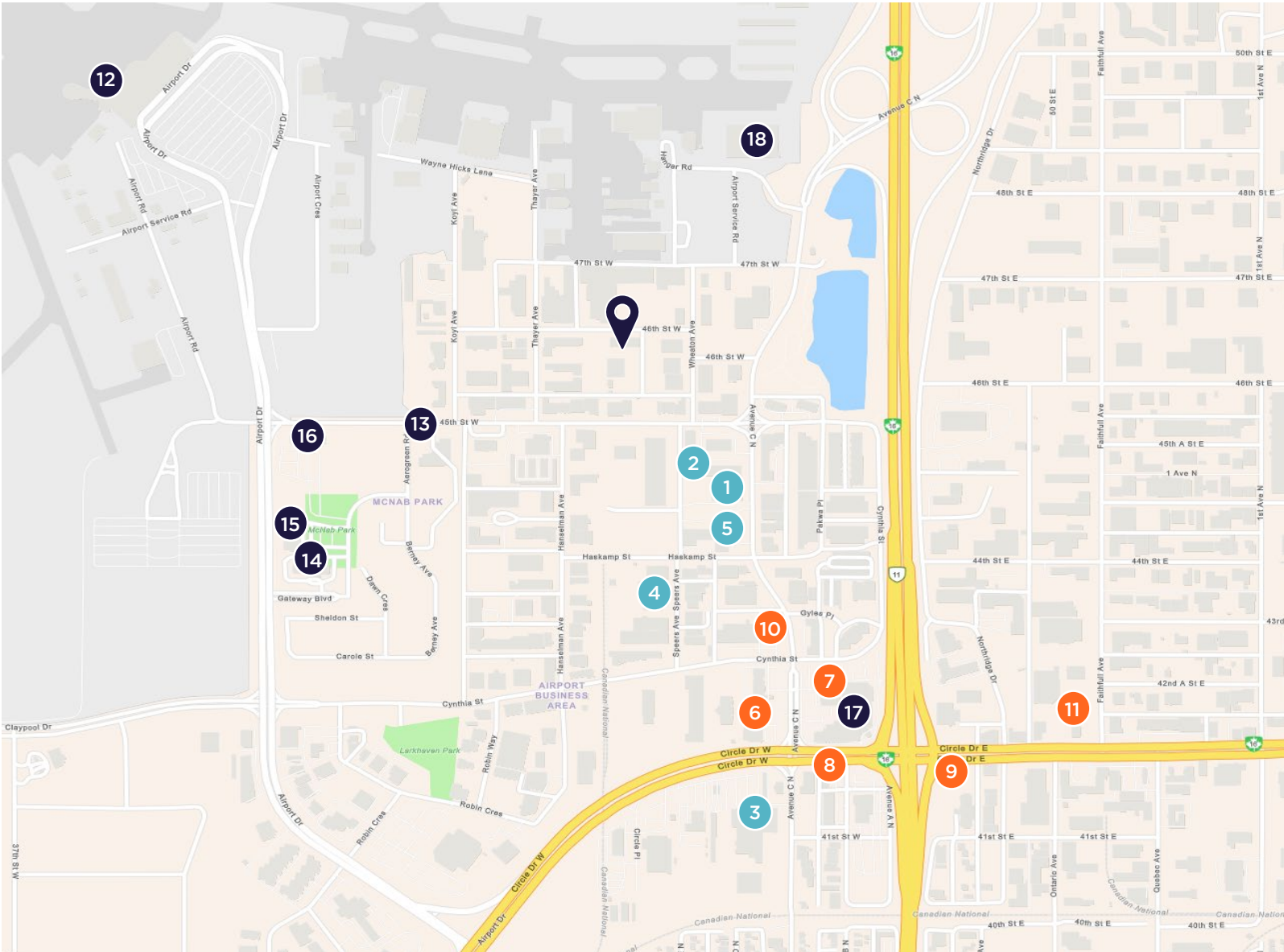
WAREHOUSE - 1,400 SF



NEIGHBOURHOOD PROFILE

AIRPORT BUSINESS AREA

FOR SUBLEASE | 715B 46th 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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