



±1,255 SQ FT AVAILABLE

FOR SUB LEASE

RETAIL | HIGH QUALITY RETAIL UNIT LEASE OPPORTUNITY

2712 Wentz Avenue

WENTZ AVE & 51ST STREET, SASKATOON

PROPERTY DETAILS

\$Negotiable

Asking Price, PSF

\$12.00

* 2025 Est. Occupancy, PSF

District: North Industrial

Zoning: IH (*Heavy Industrial*)

Parcel #: 118984506

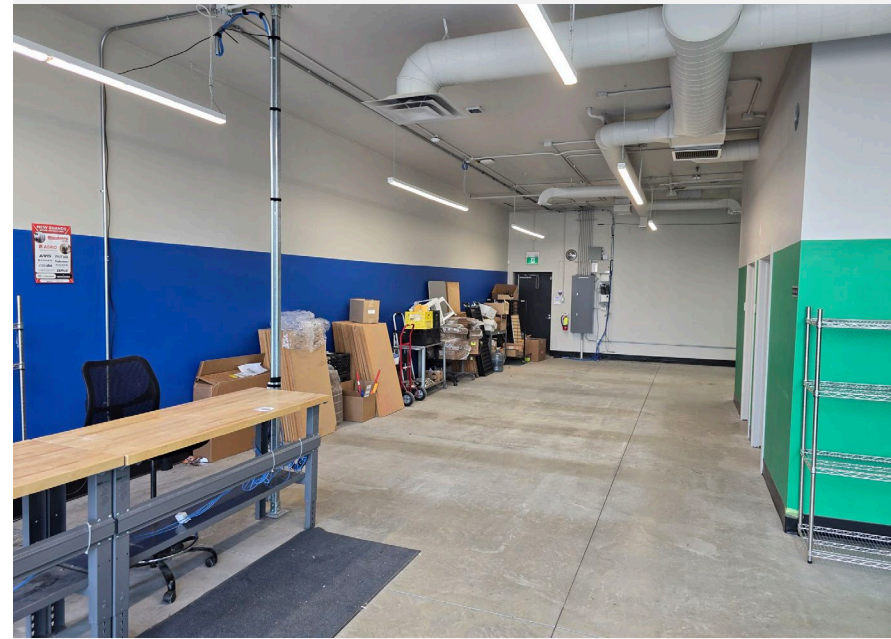
Site Size: 2.59 Acres

Total Leasable Area: ± 1,255 SF

Parking: Ample paved parking common to site

HIGHLIGHTS

- High quality turnkey retail unit for sub lease
- Headlease expiry: July 31, 2029
- Available immediately
- Excellent transit access
- Total building size: ±6,200 SF
- Traffic Count 18,300 vehicles per day on 51st Street



LEAD AGENT

SCOTT FRIESEN

President / Broker

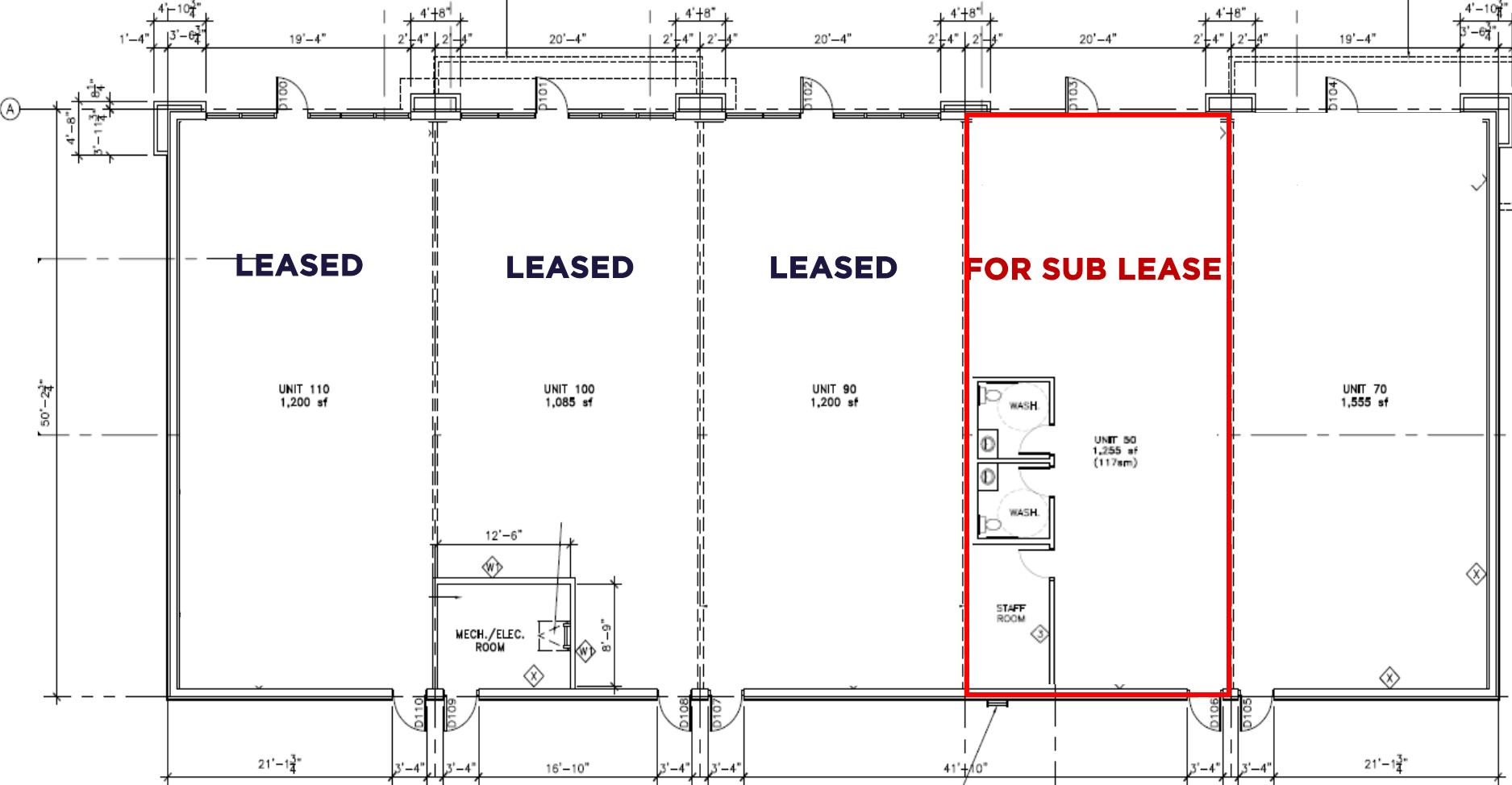
[1-306-934-3377](tel:1-306-934-3377)

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FLOOR PLAN

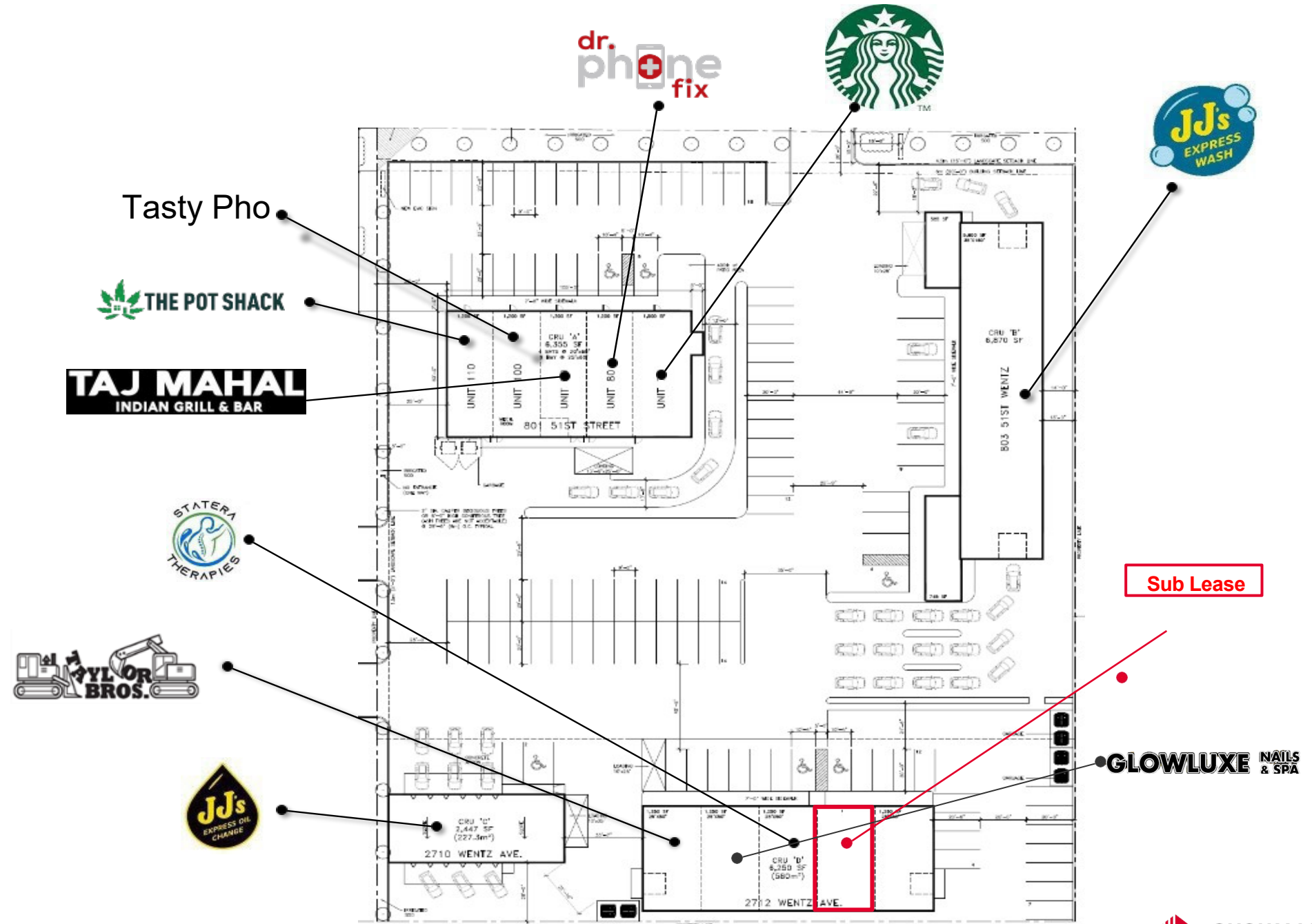
FOR SUB LEASE | 2712 Wentz Avenue, Saskatoon SK



*Not to scale, not exactly as shown.

SITE PLAN

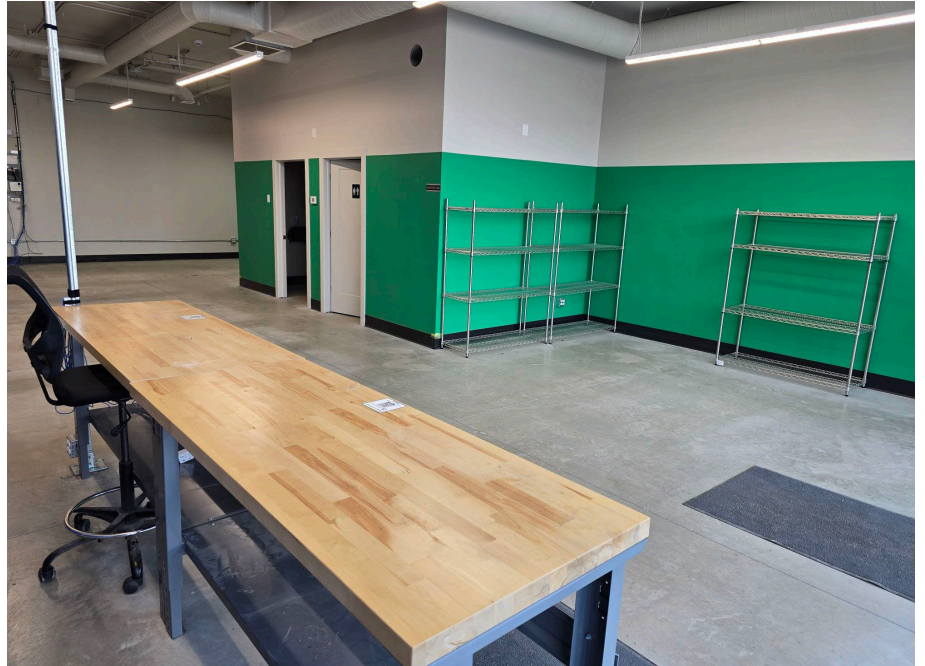
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CRU PHOTOS

NORTH INDUSTRIAL

FOR SUB LEASE | 2712 Wentz Avenue, Saskatoon SK



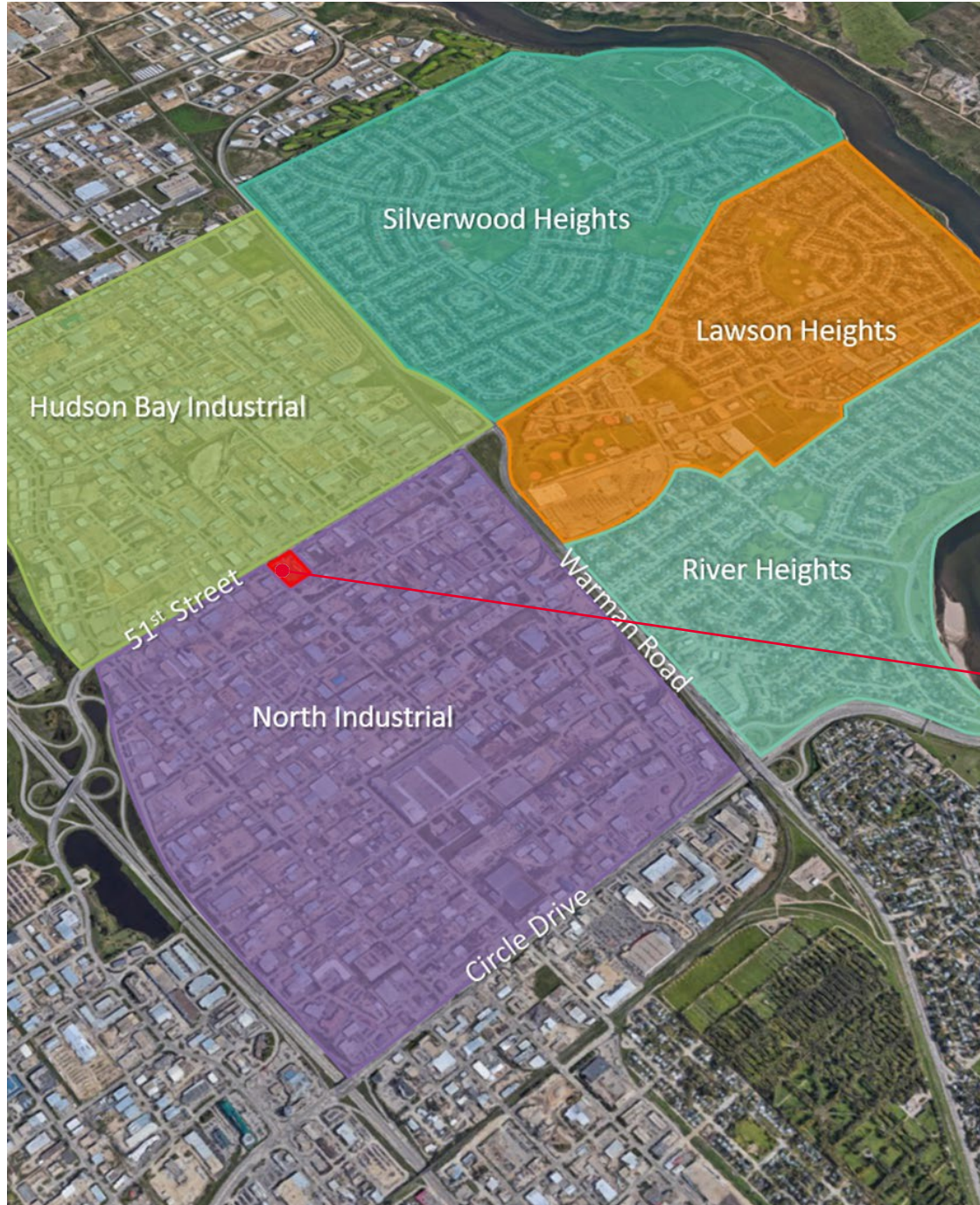
SITE PHOTOS

NORTH INDUSTRIAL

FOR SUB LEASE | 2712 Wentz Avenue, Saskatoon SK



LOCATION



FOR SUB 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





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