



±1,255 SQ FT AVAILABLE

# FOR SUB LEASE

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

## 2712 Wentz Avenue

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

## PROPERTY DETAILS

~~\$18.00~~

**\$16.00**

Asking Price, PSF

**\$12.00**

\*2025 Est. Occupancy, PSF

District: North Industrial

Zoning: IH (*Heavy Industrial*)

Parcel #: 118984506

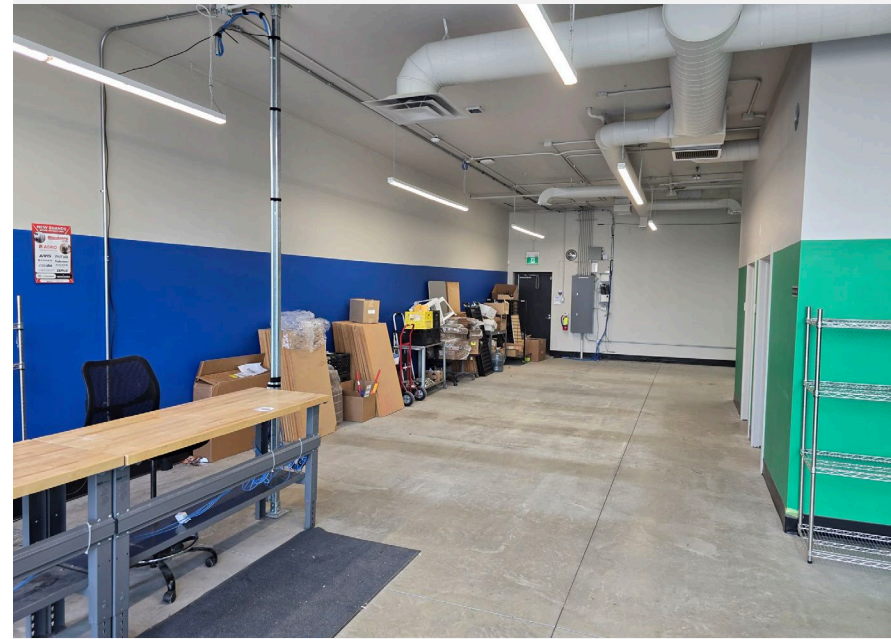
Site Size: 2.59 Acres

Total 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

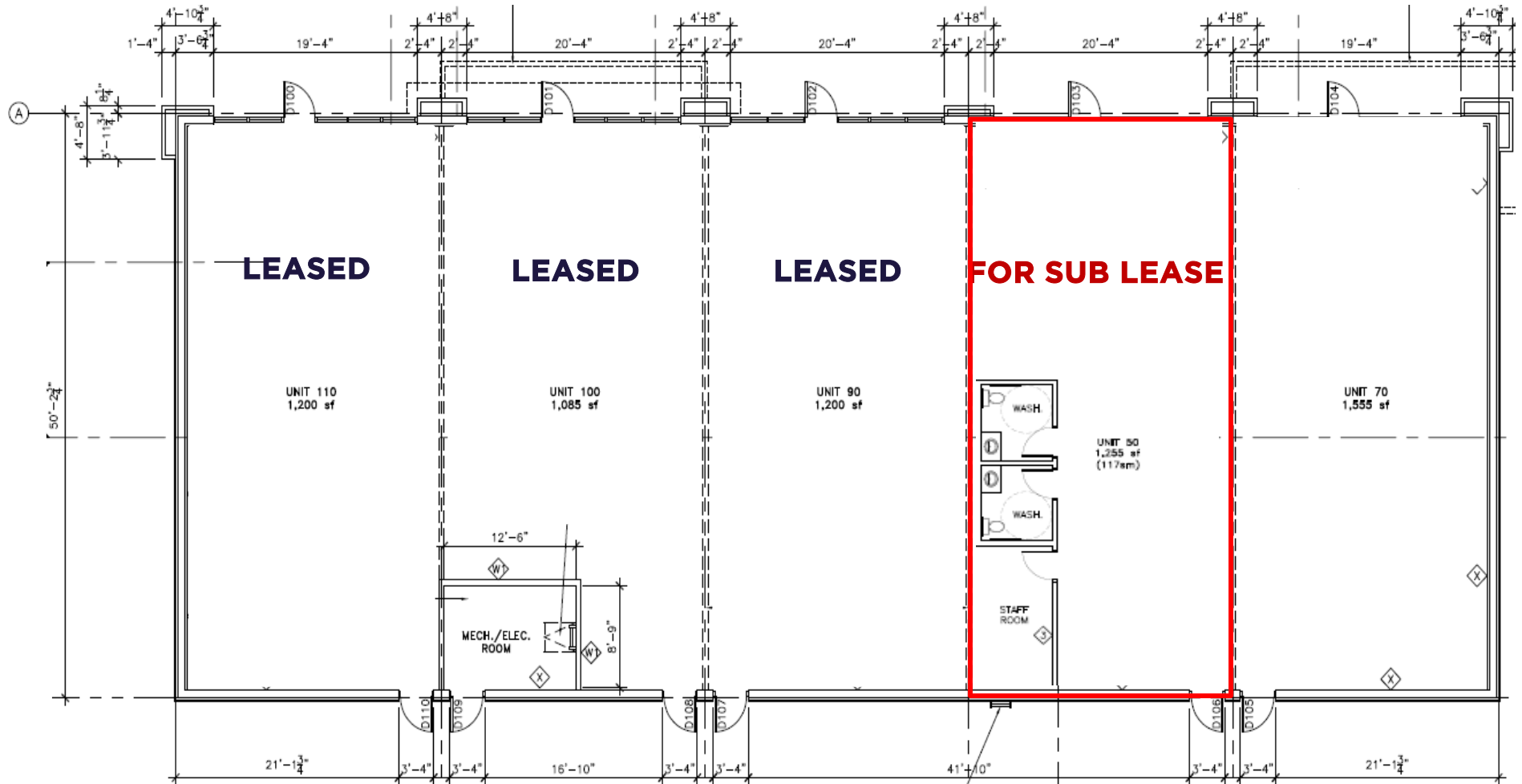
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 **CUSHMAN & WAKEFIELD**  
Saskatoon

## FLOOR PLAN

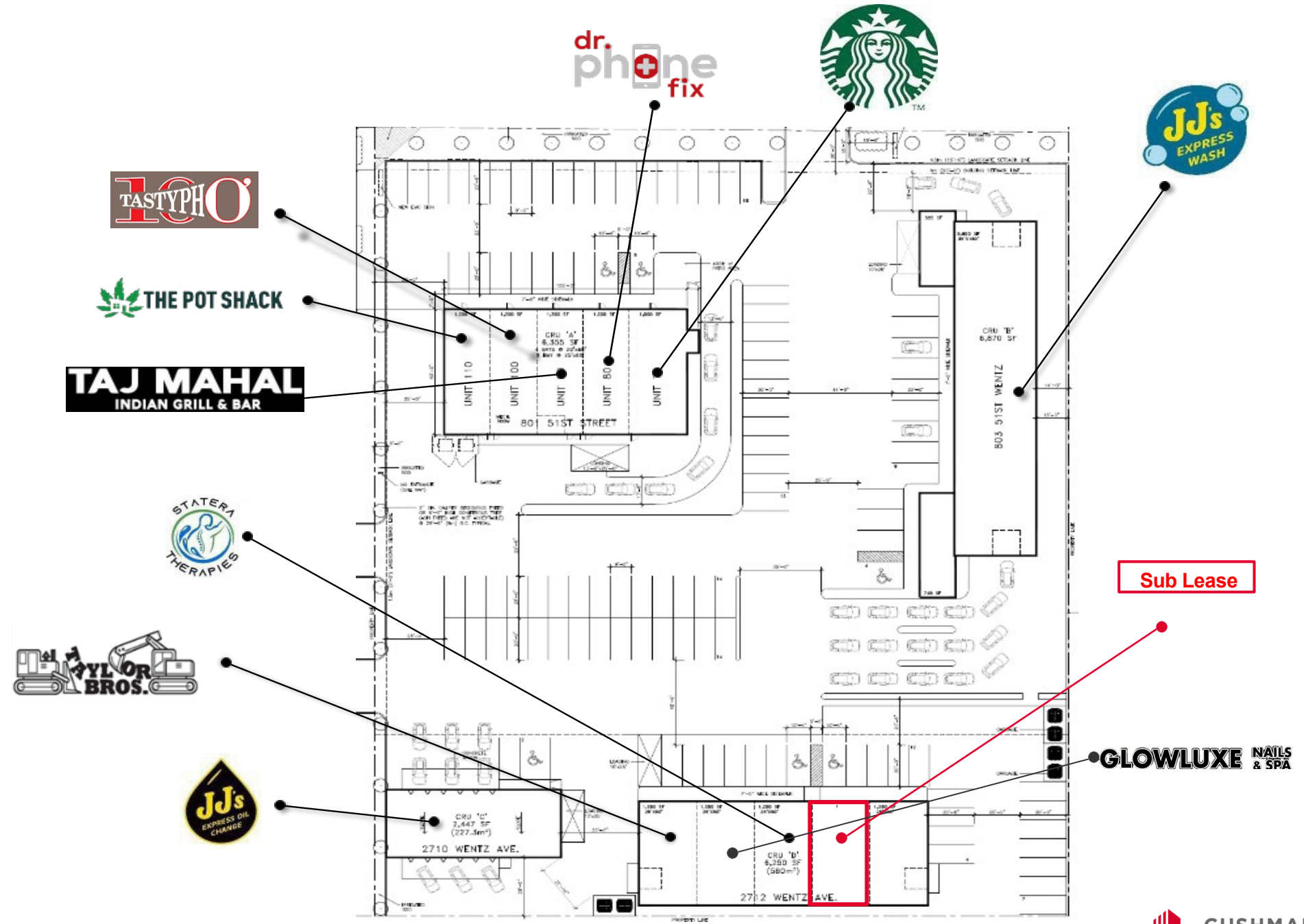
**FOR SUB LEASE** | 2712 Wentz Avenue, Saskatoon SK



\*Not to scale, not exactly as shown.

SITE PLAN

FOR SUB LEASE | 2712 Wentz Avenue, Saskatoon SK



Sub Lease

GLOWLUXE NAILS & SPA

# CRU PHOTOS

## NORTH INDUSTRIAL

FOR SUB LEASE | 2712 Wentz Avenue, Saskatoon SK



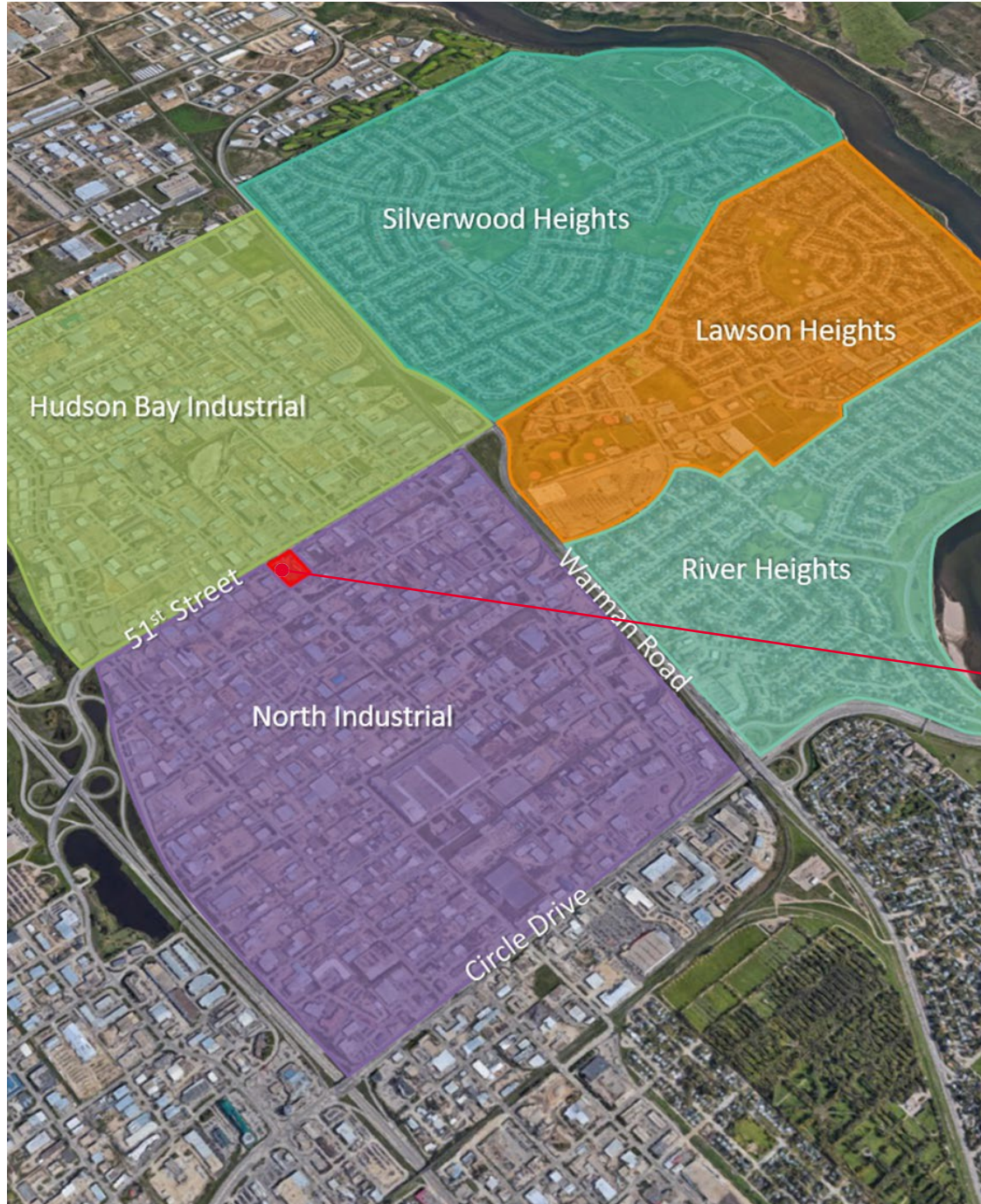
# SITE PHOTOS

## 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





**SCOTT FRIESEN**

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

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