



±1,082 SQ FT AVAILABLE

FOR SUB LEASE

RETAIL | HIGH QUALITY RETAIL UNIT LEASE OPPORTUNITY

411B 22nd Street W

SASKATOON

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

~~\$40.00~~

\$35.00

Gross

Asking Price, PSF

District:	Riversdale
Zoning:	B3 (Medium Density Arterial Commercial District)
Parcel #:	120285200
Site Size:	0.26 Acres
Total Rentable Area:	± 1,082 SF
Parking:	Ample paved parking common to site

HIGHLIGHTS

- High quality retail unit for lease
- Total building size: 3,285 SF
- Vanilla Shell;
- Finished common washrooms in place
- 200-amp electrical service
- 29,500 VPD drive by subject site by way of 22nd St W from Ave G W to Idylwyld Dr
- 2-4 Ton HVAC rooftop units



LEAD AGENT

SCOTT FRIESEN

President / Broker

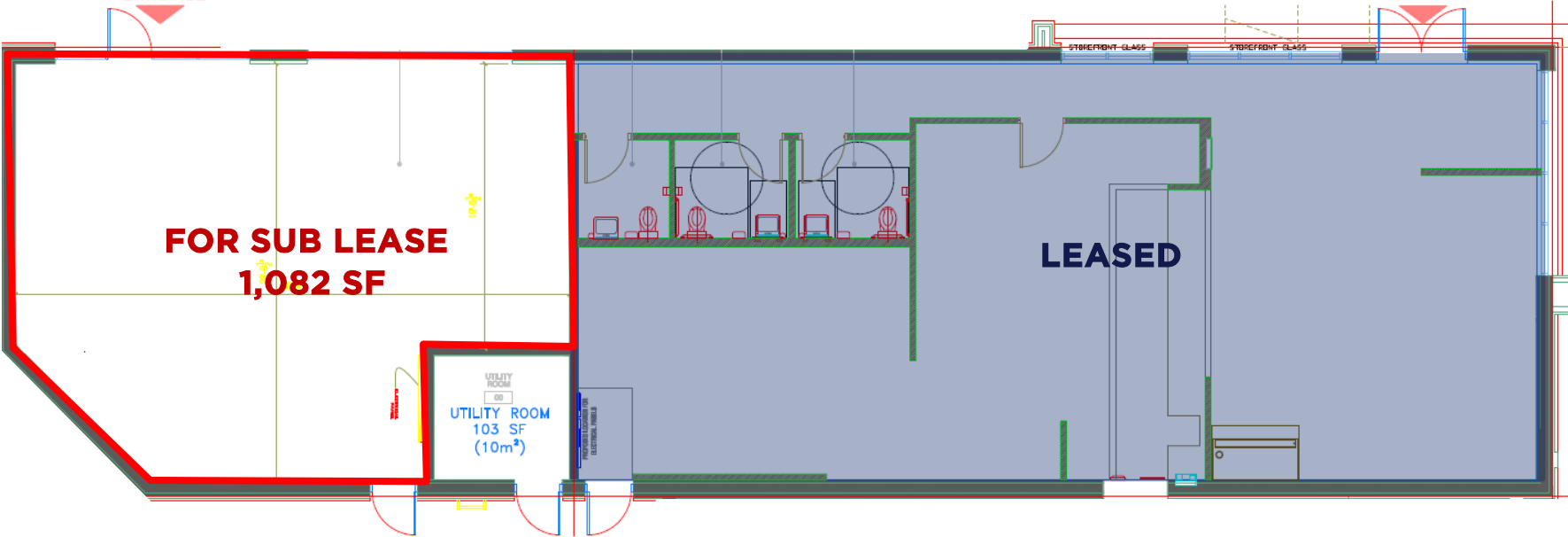
[1-306-934-3377](tel:1-306-934-3377)

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FLOOR PLAN

FOR SUB LEASE | 411B 22nd Street W Saskatoon

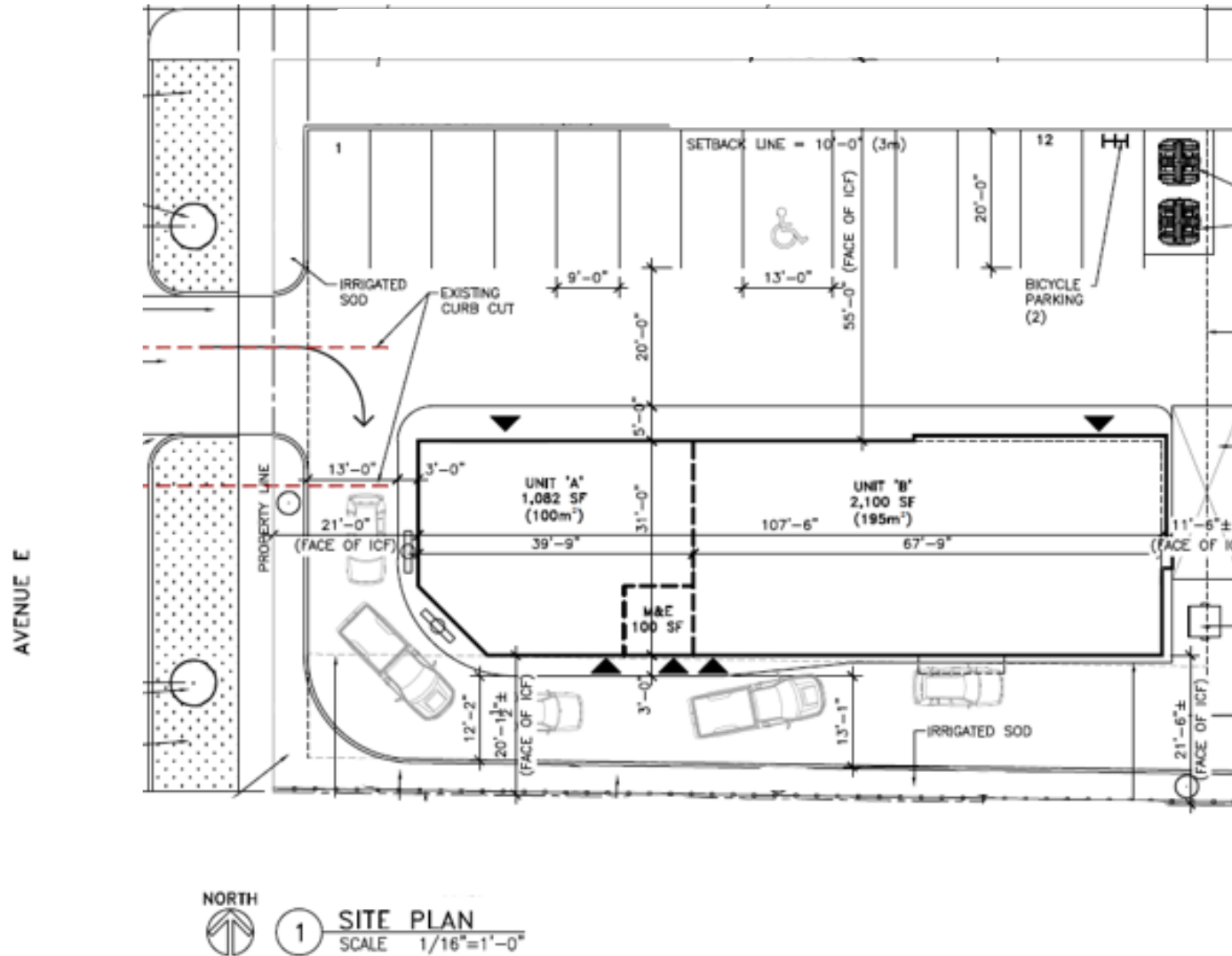


*Not to scale, not exactly as shown.

SITE PLAN

RIVERSDALE

FOR SUB LEASE | 411B 22nd Street W Saskatoon



LOCATION

FOR SUB LEASE | 411B 22nd Street W Saskatoon





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A LOCAL FIRM WITH GLOBAL REACH

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