



FOR SALE

SELF STORAGE FACILITIES FOR SALE

823 60th Street East/507 45th Street East

SASKATOON, SK

CUSHMAN & WAKEFIELD
Saskatoon

PROPERTY DETAILS

$2,195,000.00
Asking Price

District:	Marquis Industrial
Zoning:	823 60th St E – IH (Heavy Industrial) 507 45th St E – IL1 (Light Industrial)
Parcel #:	823 60th St E – 118983189 507 45th St E – 118988937
Site Size:	823 60th St E – 0.54 acres 507 45th St E – 0.25 acres
Total Buildings Size:	823 60th St E – 5,220 SF 507 45th St E – 5,200 SF
Taxes (2025):	823 60th St E – $7,131.41 507 45th St E – $6,073.22

HIGHLIGHTS

823 60th Street East

- 48 units + 3 compound areas on 0.54 Acres
- Excess land along the West side could be utilized for an additional storage buildings
- 18 units (5’ x 10’)
- 6 units (6’ x 15’)
- 12 units (10’ x 10’)
- 12 units (10’ x 20’)
- Roof re-sealed in 2023 with warranty remaining
- 100% occupied

507 45th Street East

- 32 units on .25 Acres
- 8 units (5’ x 10’)
- 24 units (10’ x 20’)
- New roof in 2017, very well maintained
- 100% occupied

**Rent roll provided with Signed Confidentiality Agreement





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PROPERTY PHOTOS









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NEIGHBOURHOOD PROFILE

MARQUIS INDUSTRIAL

823 60th Street East



Located in Marquis Industrial area, mid-block of 60th street East between Millar Avenue and Miners Avenue, with direct access to the Commuter Bridge, Route 14 Bus Route and all major road arteries. This area is the largest employment node in the city with over 40,000 people accessing it every day.

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NEIGHBOURHOOD PROFILE

MARQUIS INDUSTRIAL

507 45th Street East



Located in Marquis Industrial area, mid-block of 45th street East between 1st Avenue North and Faithfull Avenue, Proximity to Circle Drive, and all major road arteries. This area is the largest employment node in the city with over 40,000 people accessing it every day.

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