



± 1,700 SQ FT AVAILABLE

FOR SALE/LEASE

OFFICE | SUBURBAN OFFICE CONDOMINIUM UNIT FOR SALE AND LEASE

2-210 Wellman Crescent

WELLMAN CRES, SASKATOON

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

\$28.00 PSF

Asking Price PSF (For Lease)

\$735,000.00

Asking Price (For Sale)

Fall 2025

Availability

District:	Stonebridge
Zoning:	IB (<i>Industrial Business</i>)
Parcel #:	203386518
Site Size:	1.00 Acre
Unit Size:	± 1,700.7 SF
Total Building Size:	± 18,389 SF
Parking:	Two (2) underground parking stalls

HIGHLIGHTS

- Fully sprinklered
- Leasing incentives available for qualified tenants
- Additional surface parking for customers available at front of the premises
- Wheelchair accessible, with elevator access to each floor
- Proximity to professional services, large retail sector, and residential neighborhoods
- Common area 1,184.03 Sq ft, unit 205 22% of common area costs
- Property tax approximately \$8,511.51 (Unit 205 + 22% of common area)



LEAD AGENT

SCOTT FRIESEN

President / Broker

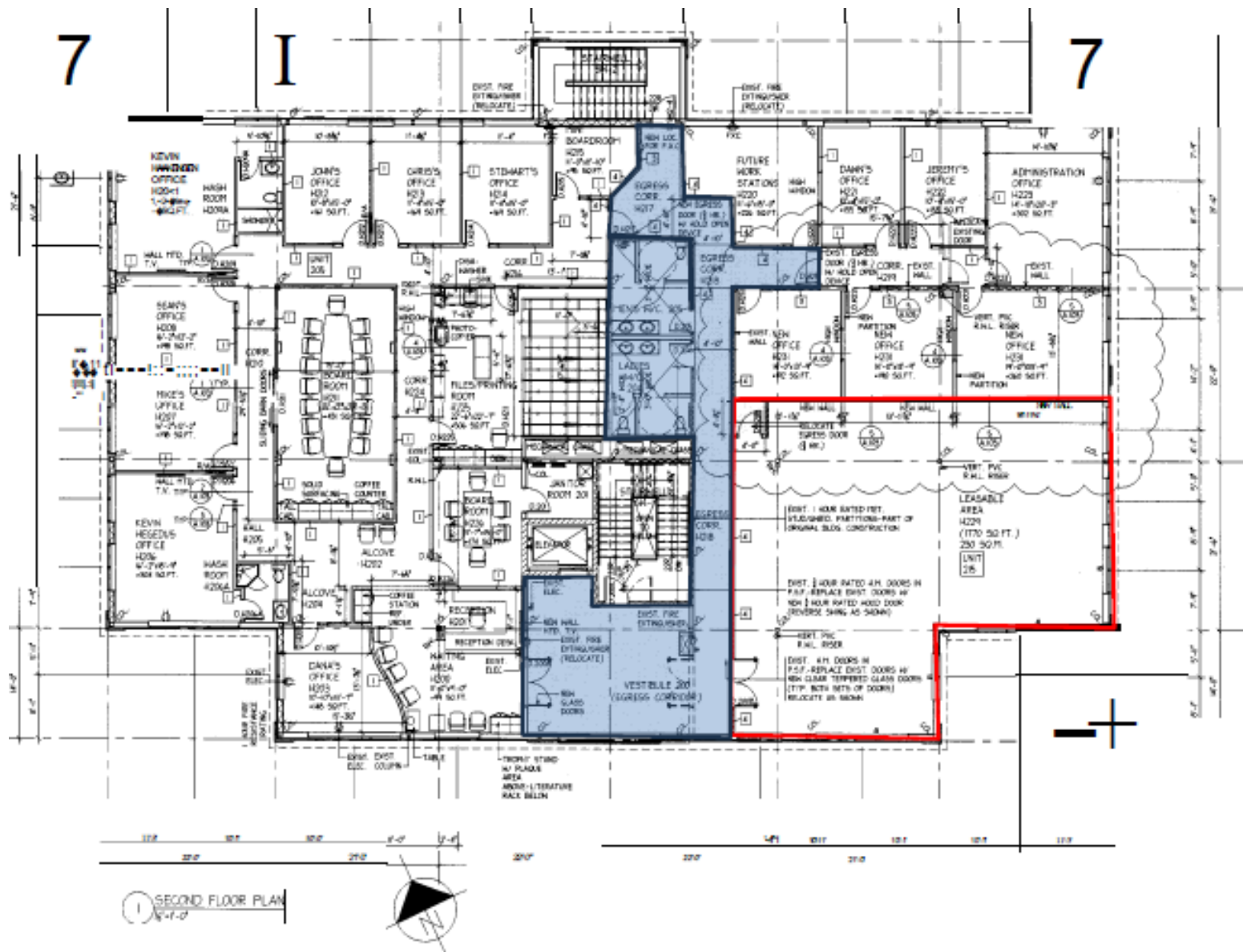
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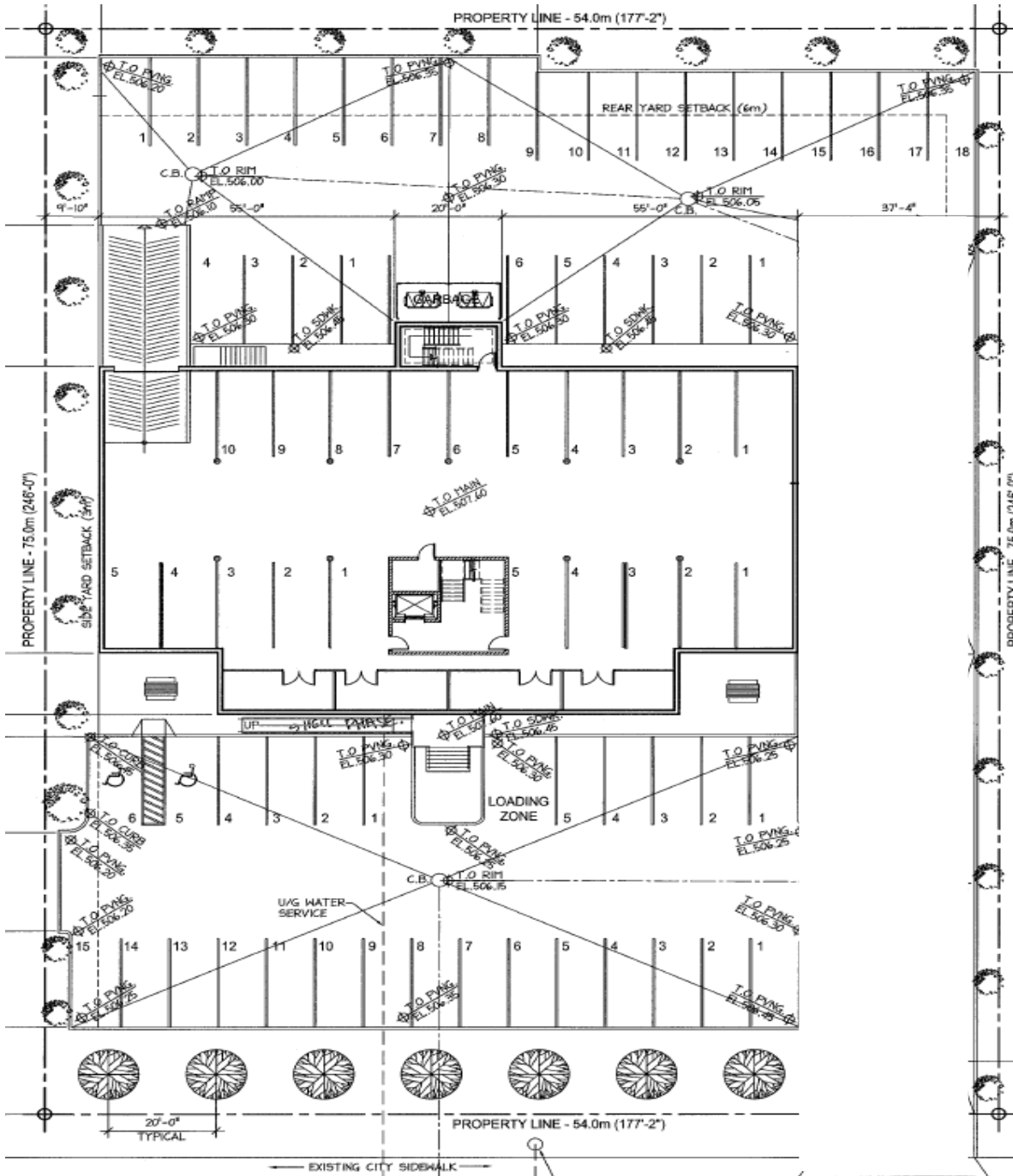
BUILDING PLAN

FOR SALE | 210 Wellman Crescent, Saskatoon SK



210 Wellman Cres
2nd Floor Condo Unit
±1,700 SF



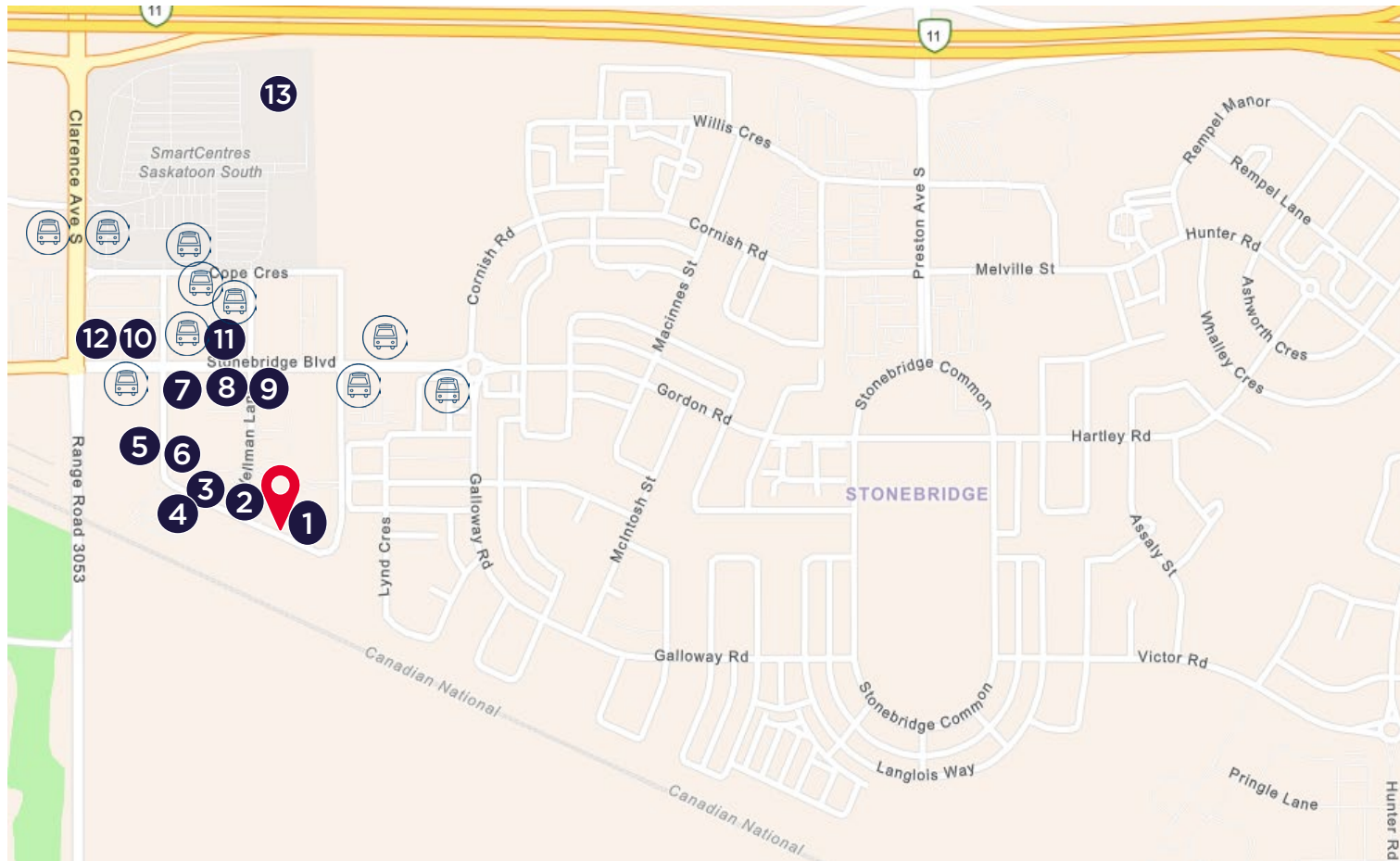


*location of stalls to be confirmed

NEIGHBOURHOOD PROFILE

STONEBRIDGE

FOR SALE | 210 Wellman Crescent, Saskatoon SK



1.	Manulife Securities
2.	BCL Engineering Ltd
3.	MKTS Wealth Partners
4.	Sask Canola
5.	Saskatoon Co-op Food Store
6.	Farm Credit Canada
7.	CIBC
8.	Browns Social House
9.	Dairy Queen Grill & Chill
10.	TOT Café
11.	Booster Juice
12.	Hampton Inn Saskatoon
13.	Walmart

- The subject site has convenient access to Circle Drive, Clarence Avenue and Highway 11
- 10-minute drive to downtown Saskatoon and a 20-minute drive to the Saskatoon International Airport from the subject site
- Area is comprised of professional services, retailers, restaurants, financial institutions and residential neighborhoods
- Proximity to 10 transit stations



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CUSHMAN & WAKEFIELD SASKATOON
A LOCAL FIRM WITH GLOBAL REACH

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