

FOR LEASE > WAREHOUSE

# 419 51ST STREET E - UNIT 2

SASKATOON, SK



Heritage Business Park is located on the corner of Faithfull Avenue and 51st Street in Saskatoon. This premium location allows for easy access to Circle Drive, Idylwyld Drive, Highways 16, 11 and 12 and Saskatoon John G. Diefenbaker International Airport.

## BUILDING PARTICULARS

- > Back half of the bulding is available for lease
- > Two 10' grade overhead doors
- > Two offices
- > Two washrooms
- > 14' ceilings
- > Ample surface parking

## AREA FOR LEASE

5,170 SF

## ZONING

IL1

## LEASE RATE

\$8.00 PSF

## OCCUPANCY COSTS

\$3.90 PSF

## POSSESSION

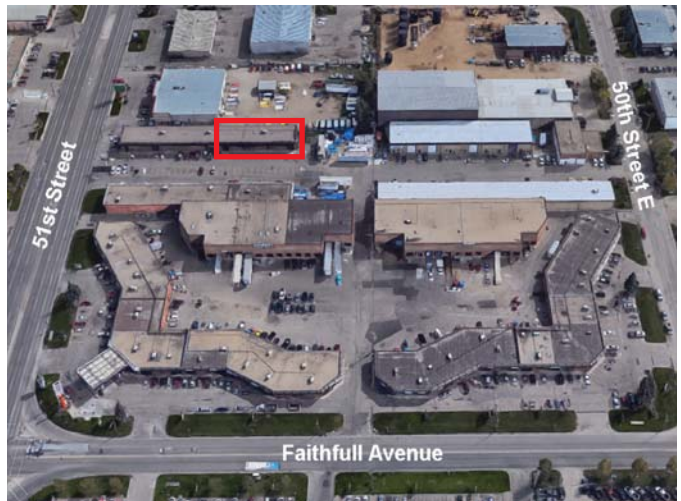
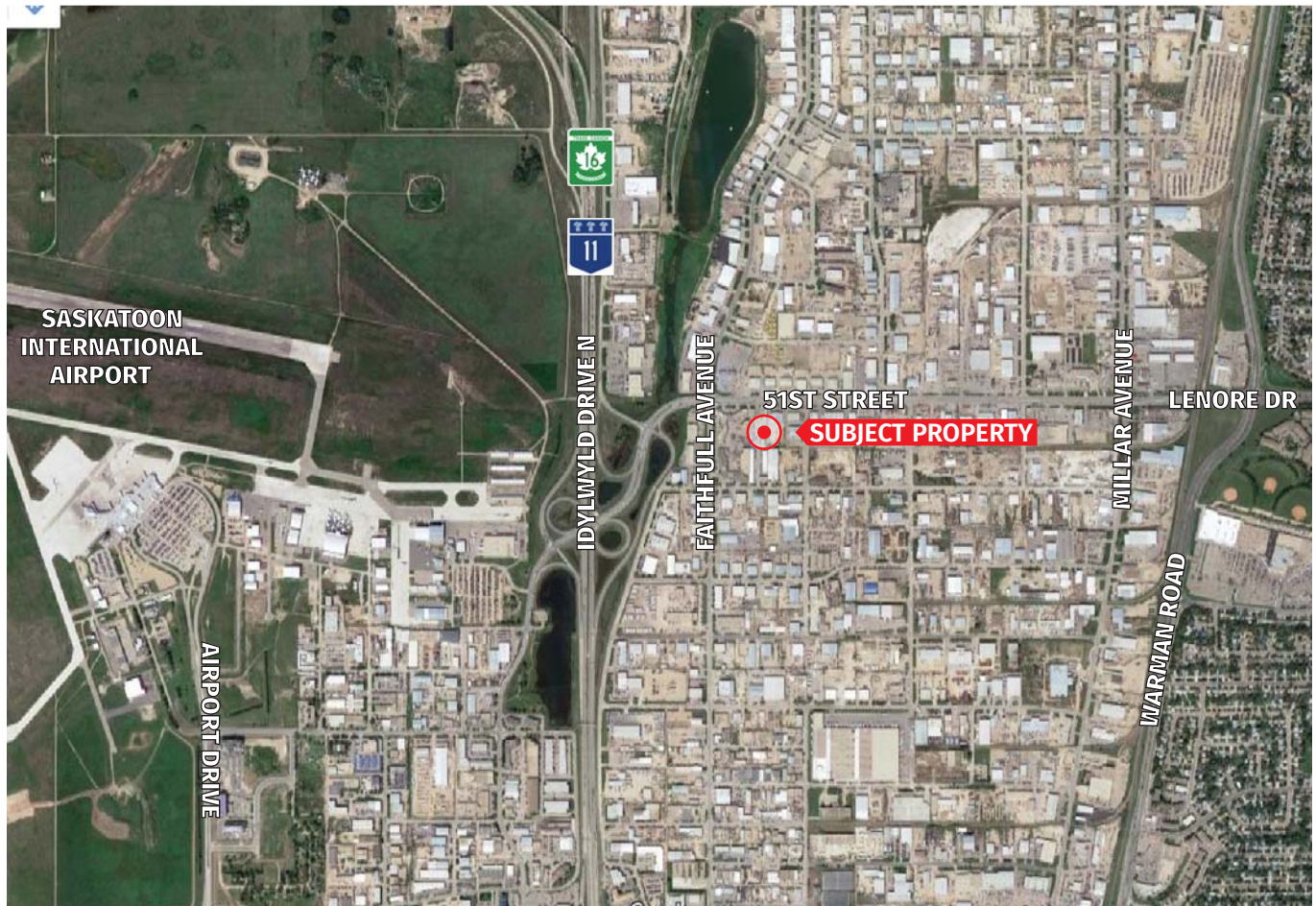
Immediate

**MARY HIPPERSON**  
Commercial Sales & Leasing  
306 715 8700  
mhipperson@concordegroupp.com

1171 Eighth Street East  
Saskatoon SK S7H 0S3  
306 668 3004  
[www.cgcproperties.com](http://www.cgcproperties.com)

**CONCORDE**  
PROPERTIES

## 419 51ST STREET E - UNIT 2



**MARY HIPPERSON**  
Commercial Sales & Leasing  
306 715 8700  
[mhipperson@concordegroupp.com](mailto:mhipperson@concordegroupp.com)

1171 Eighth Street East  
Saskatoon SK S7H 0S3  
306 668 3004  
[www.cgcpproperties.com](http://www.cgcpproperties.com)

**CONCORDE**  
PROPERTIES