

FOR LEASE > WAREHOUSE/OFFICE

418B 50TH STREET

UNITS 201/202, SASKATOON, SK



Located directly behind Heritage Business Park on the corner of 51st Street and Faithfull Avenue, 418B has drive through access to both 50th and 51st Street. 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

- > This space can be demised into two (2) units
- > Small built out office and warehouse space
- > Compound: 1,000 SF
- > Overhead Doors: Two (2) - 16 foot grade doors
- > Mechanical: Hanging heaters
- > Ceiling Height: 18 feet
- > Interceptor pit
- > 200 amp panel per space
- > Three (3) phase power
- > Signage: Availability on pylon sign along 51st Street

AREA FOR LEASE

Up to 5,017 SF
Unit 201 - 2,848 SF
Unit 202 - 2,169 SF

ZONING

IL1

LEASE RATE

\$10.50 PSF

OCCUPANCY COSTS

\$4.80 PSF

POSSESSION

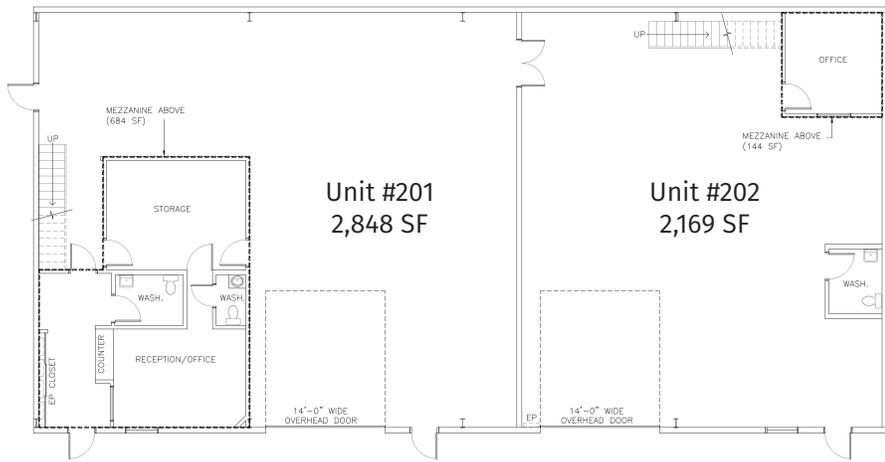
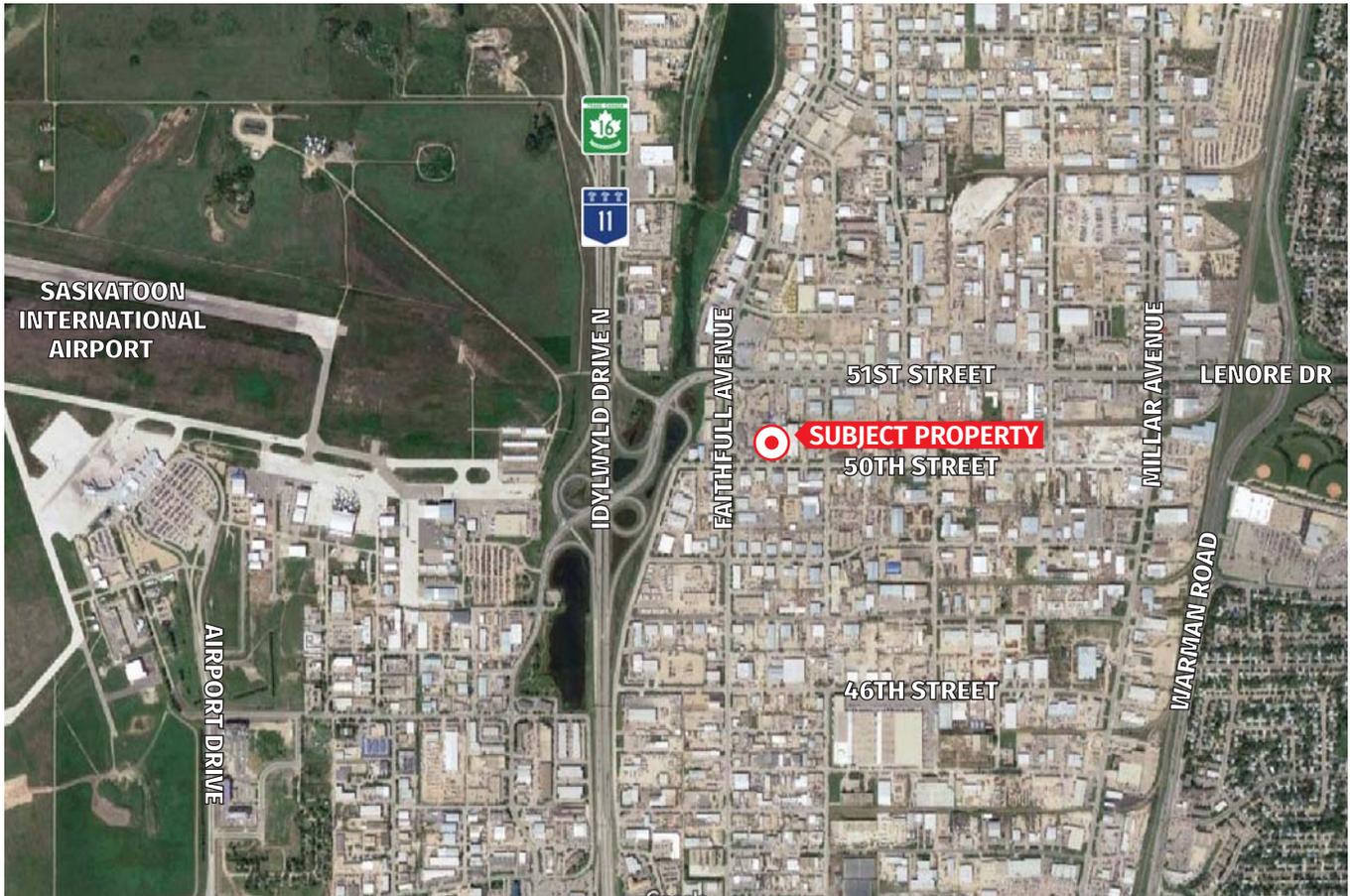
Immediate

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CONCORDE
PROPERTIES

UNITS 201/202 418B 50TH STREET



NORTH
 1 MAIN FLOOR PLAN
 SCALE 1/8"=1'-0"



Units 201/202 Compound (1,000 SF)

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