

FOR LEASE > RETAIL/OFFICE

BEDFORD SQUARE

UNIT 5 3110 8TH STREET E, SASKATOON, SK



Bedford Square is located on 8th Street, Saskatoon's busiest commercial thoroughfare. This premium location allows for easy access to Circle Drive, Highways 16, 11 and 12. Surrounding affluent neighbourhoods include: Greystone Heights, Grosvenor Park, Wildwood, College Park and Eastview.

BUILDING PARTICULARS

- > Front vestibule
- > Open concept retail/office space
- > Back office and washroom
- > Rear man door
- > Rear parking
- > HVAC Program Cost: \$111.00 per month
- > Power – 3 Phase with 225 Amp Panel
- > HVAC – 4 ton Roof Top Unit
- > Pylon Sign Availability & Cost: Yes, cost is \$50.00 per month

AREA FOR LEASE

1,729 SF

ZONING

B4

LEASE RATE

\$27.00 PSF

OCCUPANCY COSTS

\$8.65 PSF

POSSESSION

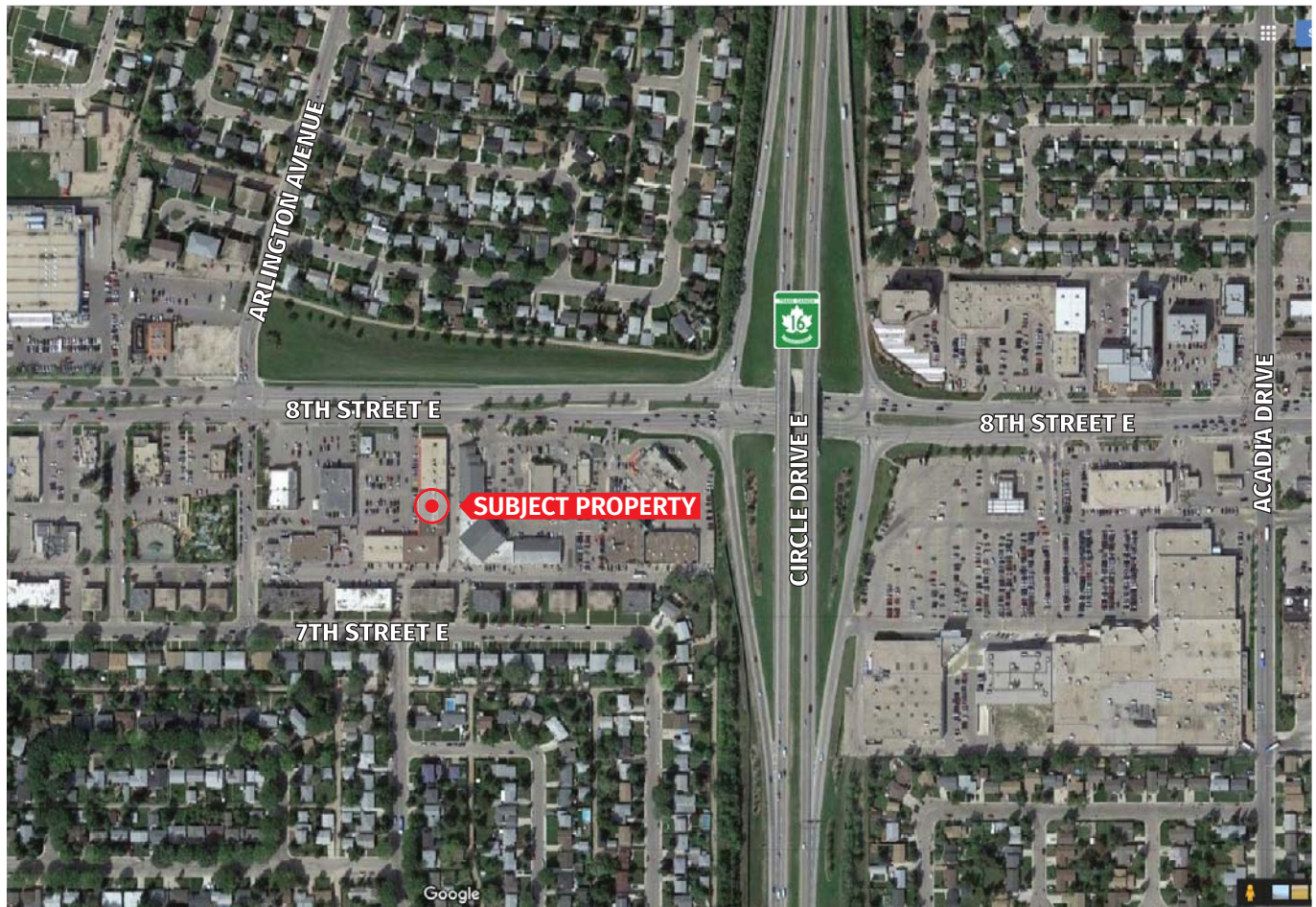
Immediate

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

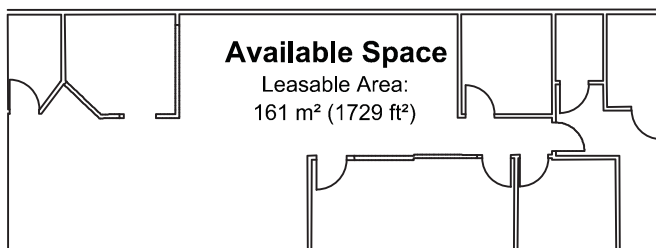
1171 Eighth Street East
Saskatoon SK S7H 0S3
306 668 3004
www.cgcproperties.com

CONCORDE
PROPERTIES

UNIT 5 3110 8TH STREET E



FLOOR PLAN



CURRENT TENANTS INCLUDE:

- > CAA Motor License Issuer
- > Saskatoon Medical Imaging
- > Bedford Square Dental
- > Pizza Hut
- > UPS



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

CONCORDE
PROPERTIES