

FOR LEASE > OFFICE

# 415 51ST STREET E

UNIT 4, SASKATOON, SK



Property is conveniently located on the corner of Faithfull Avenue and 51st Street with daily traffic counts of 42,800. 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

- > Built out office space
- > Washroom
- > Ample surface parking
- > Rooftop unit
- > Opportunity for signage above space
- > Direct exposure and access to 51st Street

## AREA FOR LEASE

725 SF

## ZONING

IL1

## LEASE RATE

\$11.00 PSF

## OCCUPANCY COSTS

\$4.60 PSF

Water and Sewer Included

## POSSESSION

December 1, 2020

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

1171 Eighth Street East  
Saskatoon SK S7H 0S3  
306 668 3004  
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**CONCORDE**  
PROPERTIES

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