

**1418 College Drive - Saskatoon**

**FOR LEASE**



## Great Location Near the University of Saskatchewan

### ABOUT THIS PROPERTY

#### Legal Description

Parcel #1449551059

#### Zoning

D2 District Commercial

#### Property Tax:

\$22,934.67

#### Total Site Size

4.63 acres

#### Total Building Size

1,952 ft<sup>2</sup>

### 3 UNITS

#3 976 ft<sup>2</sup>

#4 676 ft<sup>2</sup>

#5 300 ft<sup>2</sup>

### PROPERTY HIGHLIGHTS

- Lower level space
- 676, 976, and 300 ft<sup>2</sup> spaces available
- Favorable market rent
- Ideally suited for tutoring, retail (no food users), or non-profit groups

### NEIGHBOURHOOD PROFILE

- Dairy Queen
- Holiday Inn Express & Suites
- Brunskill Pharmacy
- University of Saskatchewan
- Jim Pattison Children's Hospital
- Louis' Pub

### ASKING PRICE

#3 \$1,300.00 / month

#4 \$1,100.00 / month

#5 \$750.00 / month



**Kelly Kehoe**

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