

#8-3111 Millar Avenue | Saskatoon

FOR LEASE



Industrial Condo High Traffic and Visibility - Offices - Warehouse - Mezzanine

**ABOUT THIS PROPERTY**

Legal Description  
Parcel # 136765632

Zoning  
IH - Heavy Industrial

Taxes:  
\$6,335.93 (2023)

Building Size  
38,000 sq ft ft<sup>2</sup>

Land Size  
4.2 acres

Landlord  
Mark & Fabio Holdings Ltd.

Available for Lease:  
2,360 ft<sup>2</sup>

Possession Date  
February 1, 2024

**BUILDING PARTICULARS**

**Office Reception**

- 3 private offices
- Open reception area
- 1 washroom
- Carpet & vinyl flooring
- Suspended ceiling
- Fluorescent lighting

**Warehouse:**

- 1 OH door 16' H X 14' W 110 V
- 1 washroom
- 1 office
- Store room
- Mezzanine floor
- Fluorescent lighting

**Yard**

- Fenced compound
- Paved

**Parking**

- Paved front and back

**NEIGHBOURHOOD PROFILE**

- Fountain Tire
- Mark's Auto Body
- EMCO
- EECOL Electric
- Tim Hortons
- McDonald's
- NRT Trucking
- Traffic Count 10,100 VPD

**Net Lease Rate**

\$12.50 / ft<sup>2</sup>  
\$2,458.33 / monthly

**Occupancy Costs**

\$3.91/ ft<sup>2</sup>  
\$768.96 / monthly

**Includes:**

- Property tax
- Insurance
- Management fee
- Add Repair & Maintenance

**Condo Fees:**

\$414.75 / monthly



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*We do not guarantee the information above, and it may be changed without notice.  
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