

#2 - 702 1st Avenue North | Saskatoon

FOR LEASE



This one has it all - Showroom - Office - Warehouse plus North Downtown Location!

ABOUT THIS PROPERTY

Legal Description
Lots 17-20; Block 5; Plan G196

Zoning
IL1 - Light Industrial

Taxes
\$22,904.98 (2021)

Total Building Size
7,860 ft²

Land Size
28,000 ft²

Available for lease:
1,905 ft²

Landlord
Baho & Tereza Holdings Ltd.

Possession:
August 1, 2022

DETAILS

Office Reception

- Front reception
- 1 - private office (9' X 11')
- Storeroom
- Washroom
- Drop ceiling
- Fluorescent lighting
- Vinyl plank flooring
- Air conditioned

Yard:

- None

Warehouse:

- 30' X 36' warehouse
- 1 - 12' H X 10' W OH Door
- Fluorescent lighting
- Exhaust fans (2)

Parking:

- Front paved and back

NEIGHBOURHOOD PROFILE

- SGI
- Earls Kitchen and Bar
- Day's Paints
- Sorensen's Furniture
- Value Tire

Lease Rate
\$14.00 / ft²
\$2,222.50 / month

Occupancy Costs
\$5.97 / ft²
\$947.73 / month

Includes
Property Tax
Insurance
Management fee
Snow removal
Landscaping



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