

#3 - 702 1st Avenue North | Saskatoon

# FOR LEASE



**Move in ready – Prime North Downtown Office Space with Free Parking**

#### 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 ft<sup>2</sup>

**Land Size**  
28,000 ft<sup>2</sup>

**Available for lease:**  
3,025 ft<sup>2</sup>

**Landlord**  
Baho & Tereza Holdings Ltd.

**Possession:**  
August 1, 2022

#### DETAILS

**Office Reception**

- 11 Private offices
- Staffroom
- Storeroom
- Drop ceiling
- Fluorescent lighting
- Carpet
- 2 Washrooms
- Air conditioned

**Parking:**

- Front paved and back

#### NEIGHBOURHOOD PROFILE

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

**Lease Rate**  
\$15.00 / ft<sup>2</sup>  
\$3,781.25 / month

**Occupancy Costs**  
\$5.97 / ft<sup>2</sup>  
\$1,504.93 / month

**Includes**  
Property Tax  
Insurance  
Management fee  
Snow removal  
Landscaping



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