

2917B Millar Ave

Saskatoon, SK

Available for Lease: \pm 4,800 sq. ft.





PROPERTY INFO



DETAILS

- Approximately 2,000 sq. ft. main floor office and 2,800 sq. ft warehouse
- Rear office area can be removed for additional warehouse space
- Secured, shared compound located on 1.25 Acres on Millar Avenue
- High visibility (over 7,000 vehicles per day)
- Paved parking at front of building, pylon signage along Millar Avenue

± 4,800 sq. ft.
AVAILABLE
JUNE 1, 2024

9,600 sq. ft.
TOTAL BUILDING SIZE

IH (Heavy Industrial)
ZONING

\$5.70* PSF
OCCUPANCY COSTS
*PROJECTED 2024
ESTIMATE

\$13.00 PSF
ASKING RATE

Parcel #131915628
LEGAL DESCRIPTION



PROPERTY INFO

3,800 sq. ft. Warehouse

- 10'H x 8'W Dock door
- 16'H x 12'W Grade Level Door
- Radiant Heat
- 24' Side wall height, 3-phase power

1,000 sq. ft. Main Floor

- Showroom and two (2) private offices
- Natural light in offices and showroom
- One (1) washroom
- Industrial Chain-link Fence

Available for Lease: 4,800 sq. ft

- 1,000 sq. ft. – Showroom/Office Area
- 3,800 sq. ft. – Warehouse

Dock and Grade Level Doors

Loading Ramp

LEASED

Loading Ramp

**4,800 sq. ft
FOR LEASE**

LEASED



DETAILS



Fully landscaped lot



Secured compound



A large retail and industrial sector, as well as numerous professional tenants



Paved ample parking



NEIGHBORHOOD INFO



Vehicles: +7,000 VPD



Income: ±\$107,152.00



Population: ± 8,032



Proximity to 4 transit stations



13-minute drive to downtown Saskatoon



Neighborhood provides retail, auto, grocery, financial, and other professional services

Scott Friesen

President | Broker

306 270 8492

scott.friesen@cwsaskatoon.com

Matt Priel

Senior Sales Associate

306 261 2375

matt.priel@cwsaskatoon.com

Office

306 934 3377

cushmanwakefieldsaskatoon.com

info@cwsaskatoon.com

©2024 Cushman & Wakefield Saskatoon. All rights reserved. The material in this presentation has been prepared solely for information purposes and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield Saskatoon's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield Saskatoon. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD SASKATOON IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

