

2917B Millar Ave

Saskatoon, SK

Available for Lease: ± 4,800 sq. ft.





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

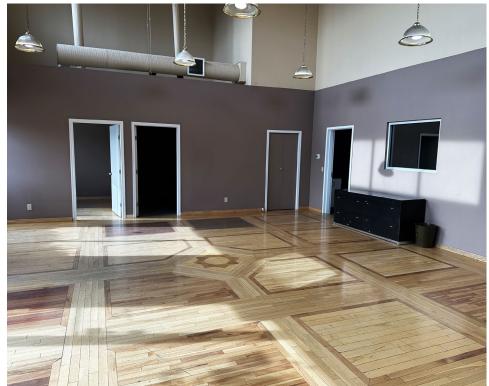
OCCUPANCY COSTS
*PROJECTED 2024
ESTIMATE

\$13.00 PSF

ASKING RATE

Parcel #131915628

LEGAL DESCRIPTION





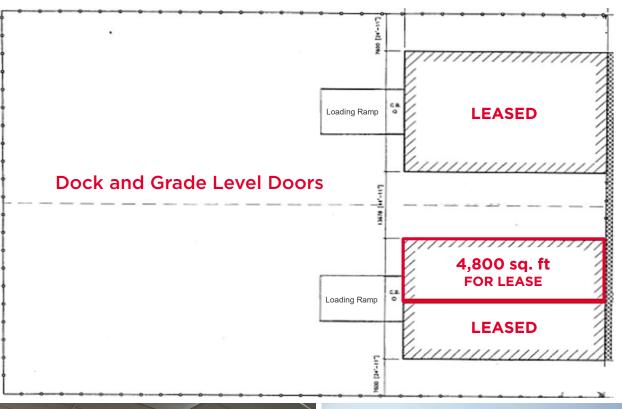
PROPERTY INFO

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













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







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



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