

# FOR LEASE – BUILD TO SUIT

PRIME RETAIL CORNER LOCATION  
1200 Central Avenue (Sutherland)

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sales

leasing

property & asset  
management

consulting

marketing

tenant  
representation



|                        |  |
|------------------------|--|
| <b>ADDRESS</b>         | 1200 Central Ave – Corner of Central Ave & 112 <sup>th</sup> St E  |
| <b>LOCATION</b>        | Sutherland (North East Sector of Saskatoon)  |
| <b>ZONING</b>          | B5A  |
| <b>LOT SIZE</b>        | 15,967 sf (0.367 acre)   |
| <b>SITE DETAILS</b>    | Prime Retail Corner – Located on Central Avenue (major artery) – Site service area is Sutherland, Forest Grove, College Park, Silverspring, Erindale and Willowgrove – 12692 daily traffic volume exposure |
| <b>POTENTIAL CRUs</b>  | 1,500 sf up to 1,757 sf – Total Bldg Area 6,408 sf   |
| <b>POSSESSION</b>      | Summer 2015 (anticipated)  |
| <b>NET LEASE RATE</b>  | \$25.00 psf  |
| <b>OCCUPANCY COSTS</b> | \$7.00 psf (estimated)   |

enzogroup realty corp.  
6 – 129 2<sup>nd</sup> Avenue N  
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**Gaby Akl**  
**306.241.2486**  
**[gaby.akl@enzogroup.com](mailto:gaby.akl@enzogroup.com)**

# 1200 Central Ave - Site Plan

## 4 Custom Designed CRUs

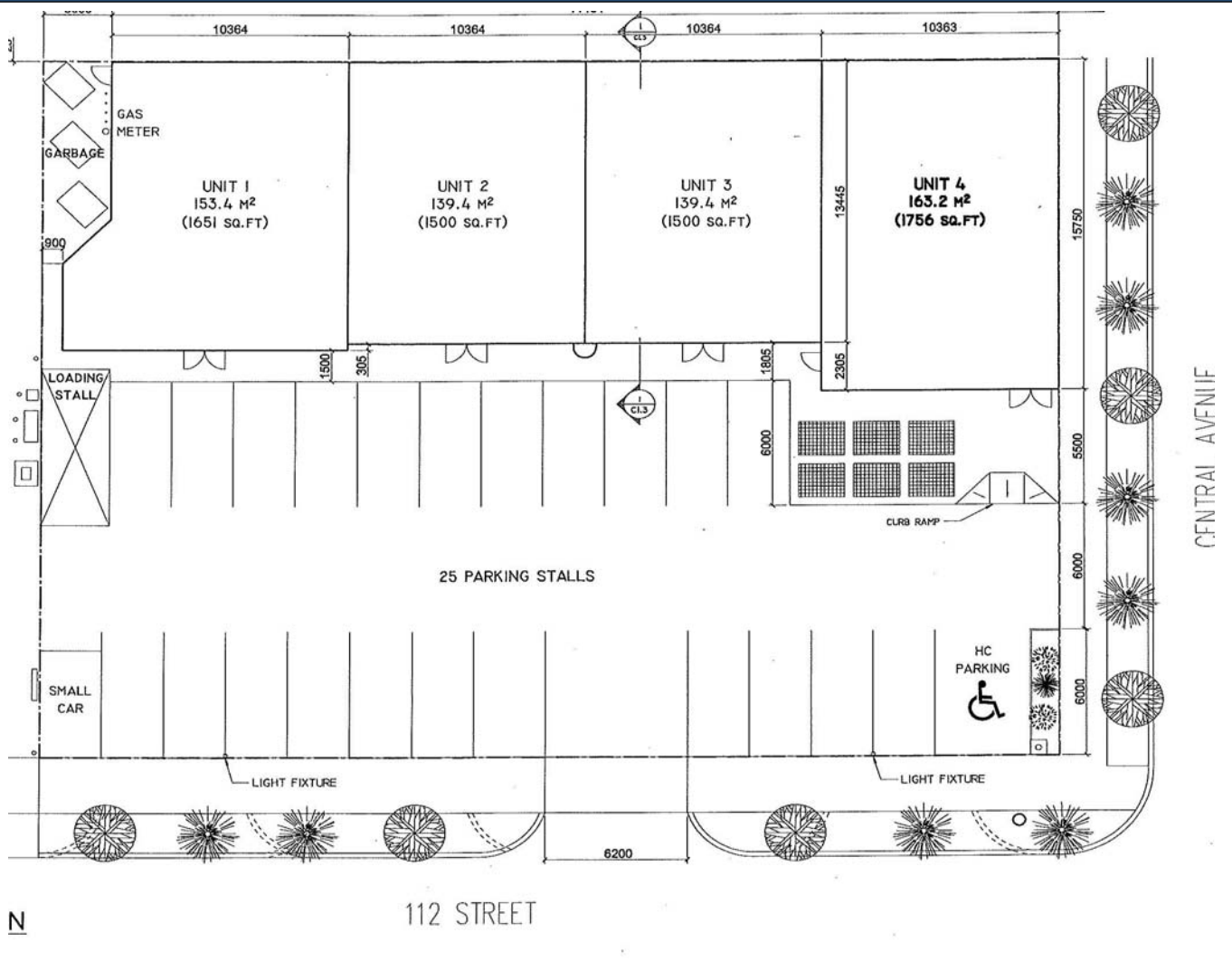
Unit 1 – 1651 sf

Unit 2 – 1500 sf

Unit 3 – 1500 sf

Unit 4 – 1757 sf

extra wide walkways – 14' high ceiling – wheelchair accessibility – onsite parking – double entry doors



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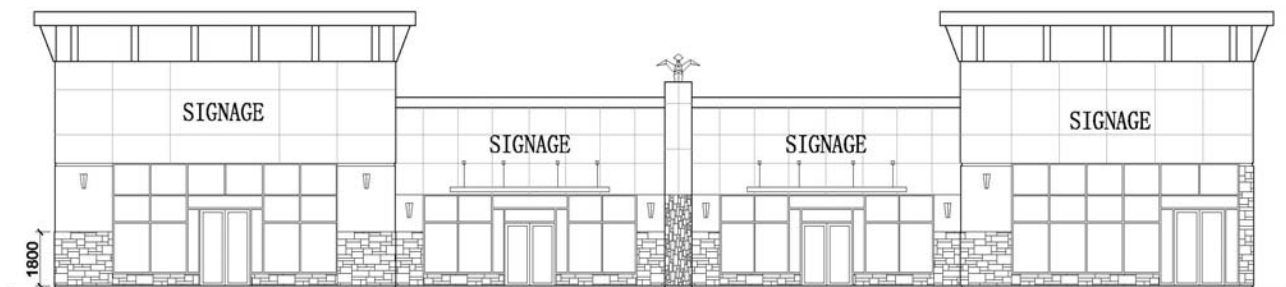
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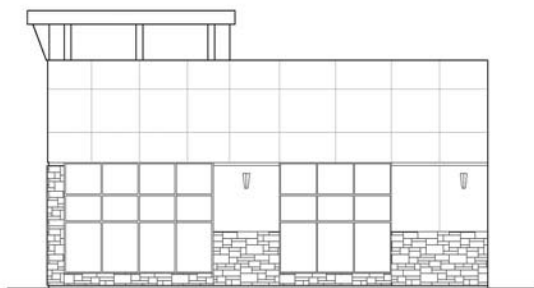
## 1200 Central Ave – Exterior Elevation

### Stone & Full Acrylic Stucco Exterior

- Architectural and Color Design
- Extra Large Retail Windows
- Ample Tenant Signage Space
- 200 AMP Electrical service
- HAVC Systems
- Open Web Ceiling Truss System
- Wide Paved Stone and Concrete Walkways



1 SOUTH ELEVATION  
1:150



2 EAST ELEVATION  
1:150

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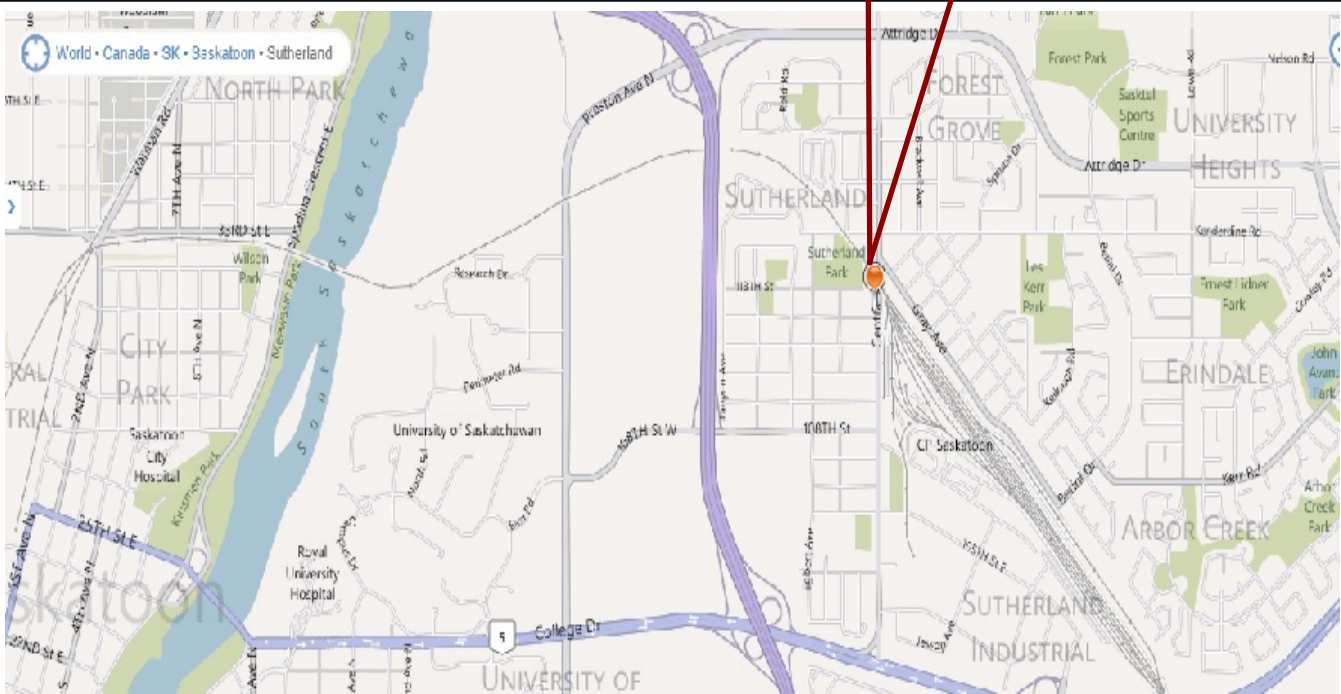
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## 1200 Central Ave – Map Location



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