RETAIL/OFFICE SPACE

FOR LEASE - END CAP OFFICE









GENERAL

ADDRESS 318 Wellman Lane, Saskatoon Bay 100

SPACE AREA 4,014 sf

PARKING Onn-site parking

ZONING **IB** – Industrial Business

TOTAL BUILDING AREA 9,816 SF

PROPERTY TAX \$43,518.43 (2020)

NET RENT \$26.00 psf

OCCUPANCY COSTS \$9.00 psf (estimated)

enzogroup realty corp. 6 – 129 2nd Avenue N Saskatoon, SK S7K 2A9



SPACE AMENITIES & DETAILS

This bright and attractive office/retail space is located in a well-suited strip office/retail building in the vibrant Stonebridge area, off of the main Stonebridge Boulevard

- End Cap office space
 - Acoustic ceiling throughout
- Large windows
- Wheelchair accessible
- Staff coffee room c/w fridge, dishwasher & microwave
- Large front reception area
 - Multiple offices, board room, large open working area
- Custom fit high end commercial office furniture can be part of space
- Pylon sign available for tenant advertising

commercial real estate - sales & leasing - investment & development

property & asset management

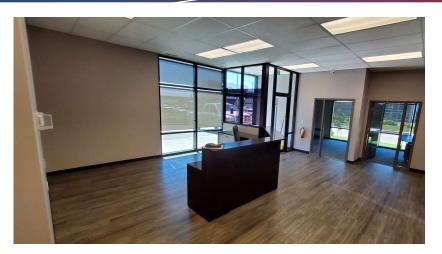
- condominiums, commercial & industrial

- retail strip malls & office buildings
- executive residential homes

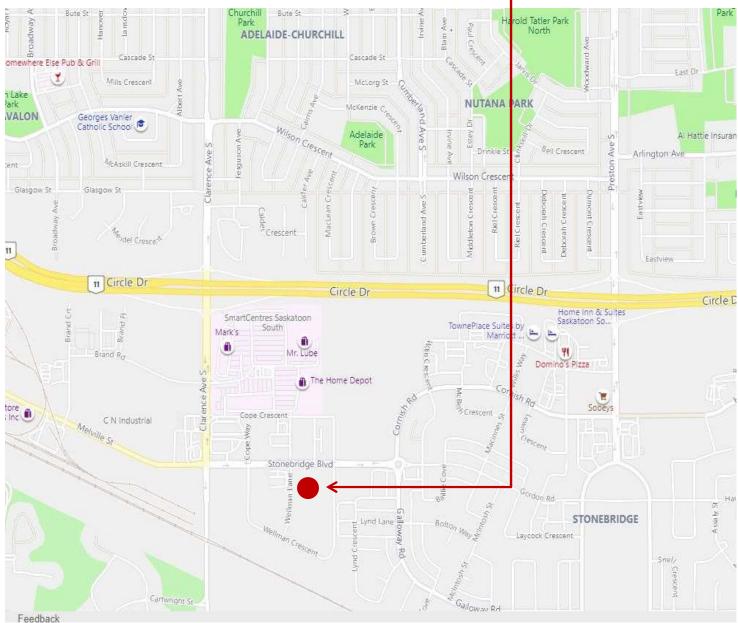
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318 Wellman Lane – Saskatoon



SUBJECT PROPERTY



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