



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)



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



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SUBJECT PROPERTY

