

FOR LEASE

$18.00/SF net

2102 22nd Street West - Unit 5

± 2,201 SF

HIGH TRAFFIC LOCATION

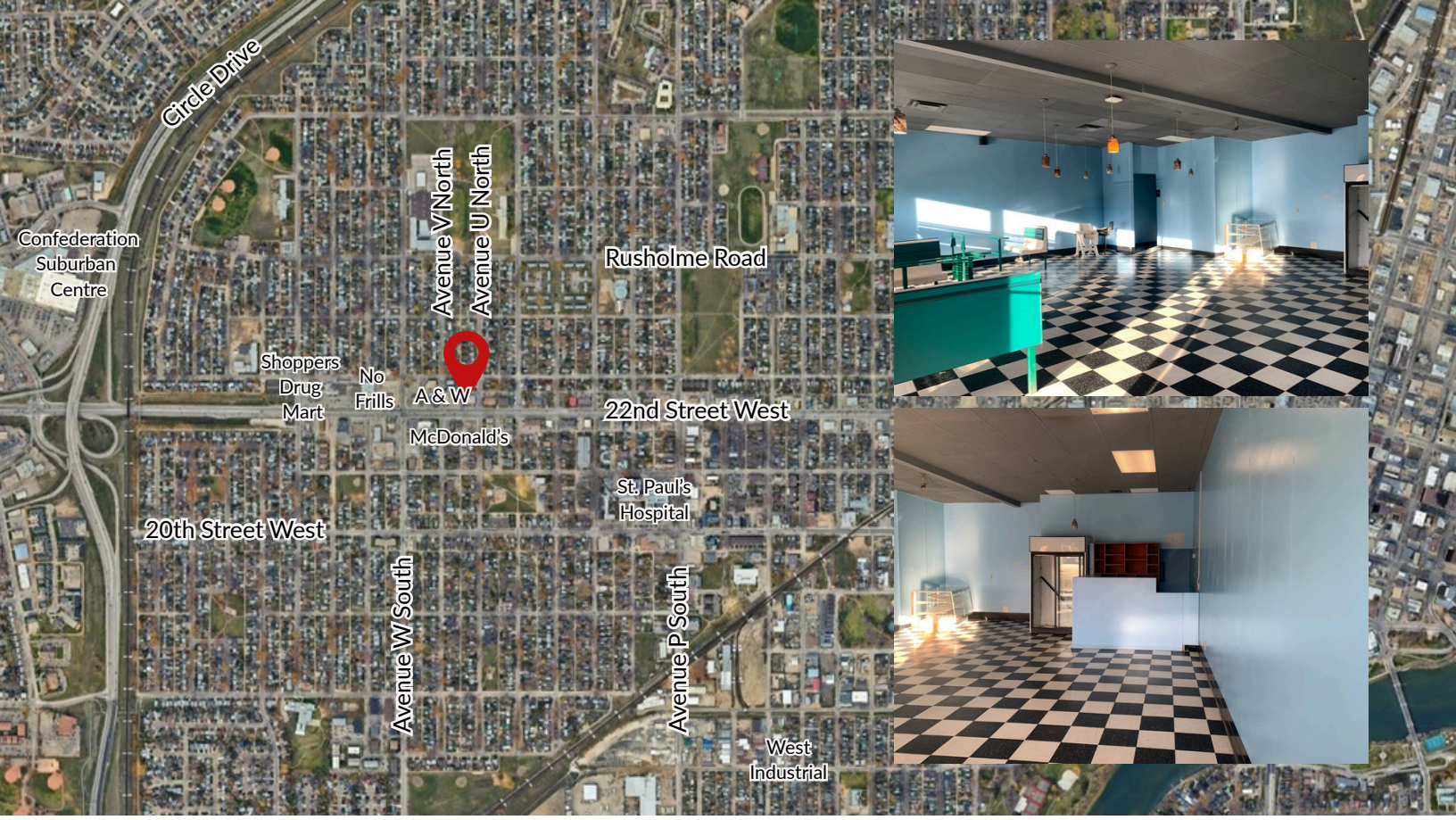
Positioned prominently on one of Saskatoon's established retail corridors, this ± 2,201 SF space offers and exceptional opportunity for restauranteurs, retailers, service providers, or other complimentary businesses seeking high visibility and a strong street presence.

With traffic volumes of 20,500 vehicles per day, the location provides outstanding storefront exposure and convenient accessibility. The space features two (2) washrooms, large kitchen/food prep area and walk-in coolers currently fit out the space. On site parking for customers and pylon signage available.

Contact Listing Agent to arrange your private viewing.

The Commercial Group

Melissa Newton
Client Advisor
306 281 5239
melissa@thecommercialgroup.ca



Features:

- Available Size: ± 2,201 SF
- End cap unit
- Great visibility w/high traffic counts
- Large kitchen/food prep area
- 2 washrooms
- Loading area at rear
- Ample customer parking
- Pylon signage available

Zoning: B4
Possession: Arranged
Surface Parcels: 119957215, 119957226, 119957237, 120309780, 11957248, 119957259

Occupancy Costs: $1,240.00/month (separately metered utilities)
Lease Rate: $18.00/SF net

*All tours to be arranged through Listing Agent



Melissa Newton
306 281 5239
melissa@thecommercialgroup.ca

Unit 9 - 1527 Ontario Ave
Saskatoon, SK S7K 1S7
thecommercialgroup.ca
TCG Real Estate Ltd.

This document has been prepared by TCG Real Estate Ltd. (The Commercial Group) for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information, including but not limited to warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. The Commercial Group excludes unequivocally all inferred or implied terms, conditions, and warranties arising out this document and excludes all liability for loss and damages arising there from.