

FOR SALE

$995,000

3603 Kochar Avenue - Unit 7

END-UNIT INDUSTRIAL SPACE WITH PRIVATE FENCED COMPOUND

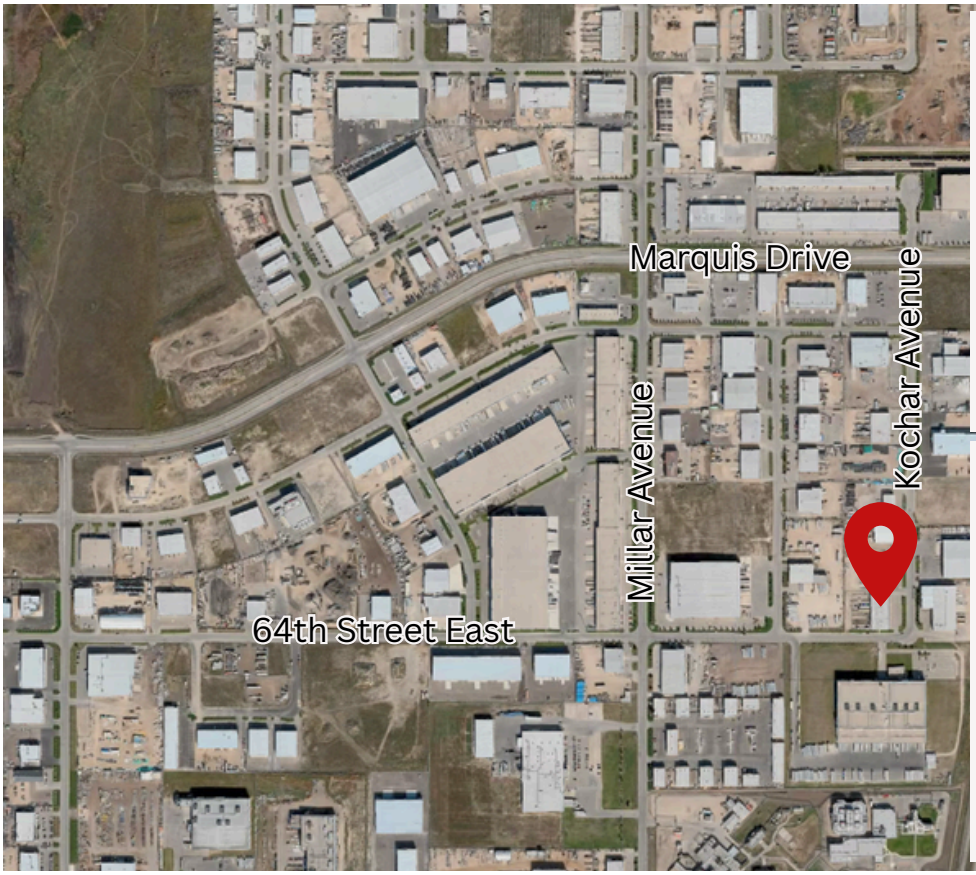
This ± 3,520 SF industrial condo offers a mix of updated office space, warehouse capacity and secure outdoor storage.

Features 22’ ceilings, 3-phase power, a 12’ × 14’ grade-level overhead door and a ± 3,000 SF private fenced compound.

The Commercial Group

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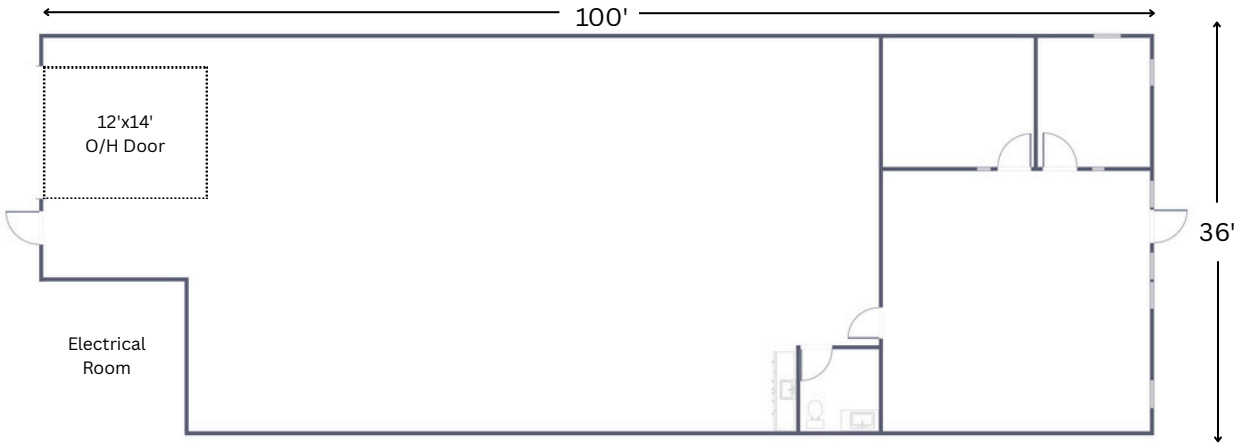


Features:

- Available Size: ± 3,520 SF
- Reception/showroom
- 2 private offices
- Kitchenette
- 1 washroom
- ± 2,670 SF warehouse
- 22' ceiling height (20' clear height)
- 3 phase-225 amp power
- 12' x 14' electric OH door
- Interceptor pit
- ± 3,000 SF private fenced compound

Zoning: Light Industrial (IL1)
Possession: Arranged
Surface Parcel: 165150446
Condo Plan: 102048825 Unit 7

Taxes (2026): $12,298.77
Condo Fees: $700.88/month
List Price: $995,000.00



All viewings require 24 hours notice. Please contact regarding safety protocol for viewing.

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

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