


# FOR LEASE

# $15.00/SF

## 825 45th Street East - Unit 10

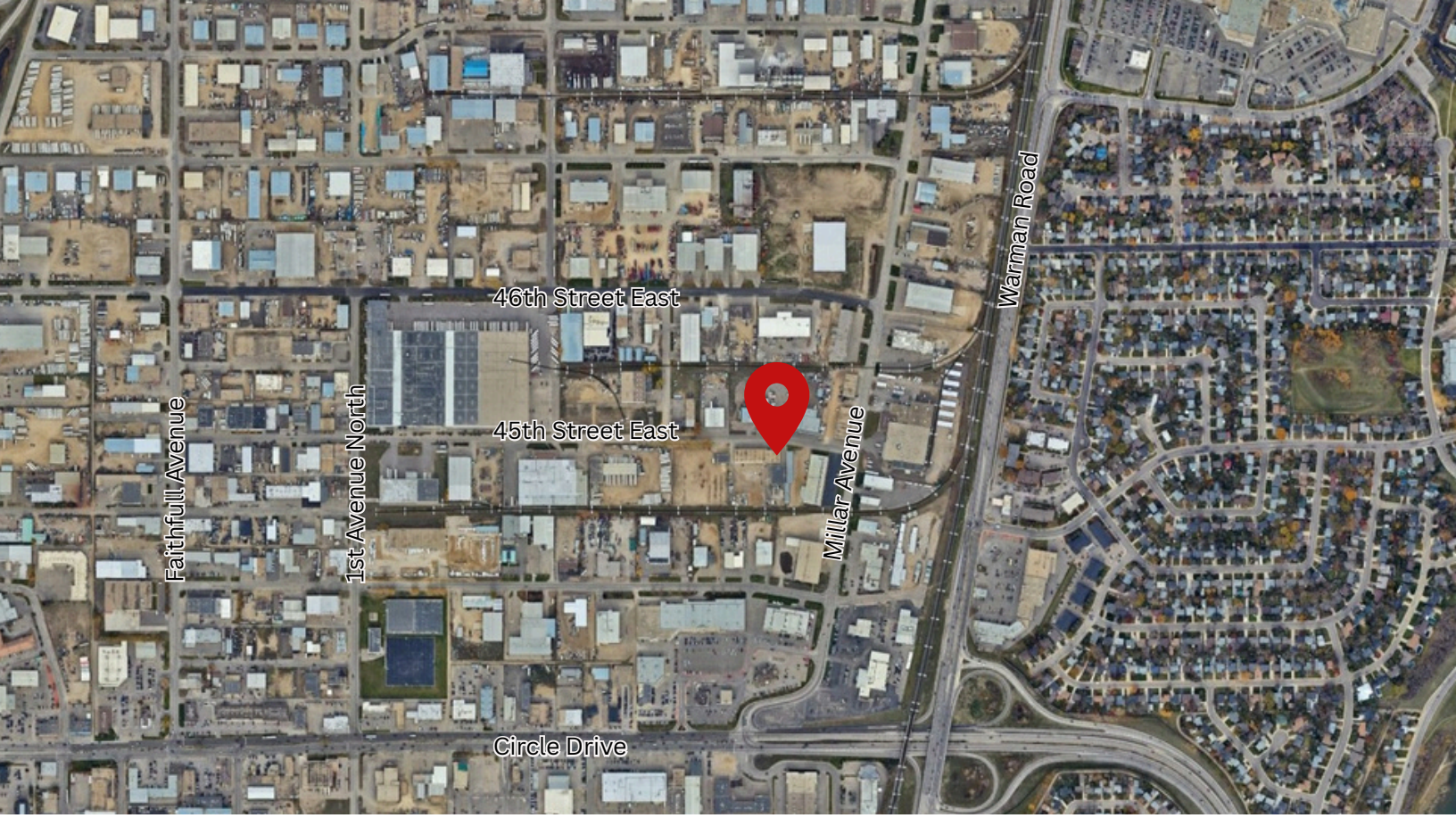
## ± 1,517 SF

± 1,517 SF end cap office and warehouse with 3 designated parking stalls at no charge.

The Commercial Group

**Jeff Fedyk**
Broker | Client Advisor
306 715 2550
jeff@thecommercialgroup.ca

**Jessica McLaren**
Client Advisor
639 384 9403
jessica@thecommercialgroup.ca




**Features:**

- Available Size: ± 1,517 SF
- Reception
- 4 private offices
- IT room
- 1 washroom
- ± 240 SF warehouse/storage
- 10' x 12' grade level O/H door
- Paved parking

**Zoning:** Heavy Industrial (IH)
**Possession:** Arranged
**Surface Parcels:** 118989062, 118989051

**Occupancy Costs:** $6.27/SF
**Net Lease Rate:** $15.00/SF






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.