

# 1720 Ontario Avenue

Kelsey Woodlawn Industrial Area

1720 Ontario Avenue  
Saskatoon, SK  
[www.cbre.ca/saskatchewan](http://www.cbre.ca/saskatchewan)

8,251 SF Office/Warehouse With Dock & Grade-Level Loading

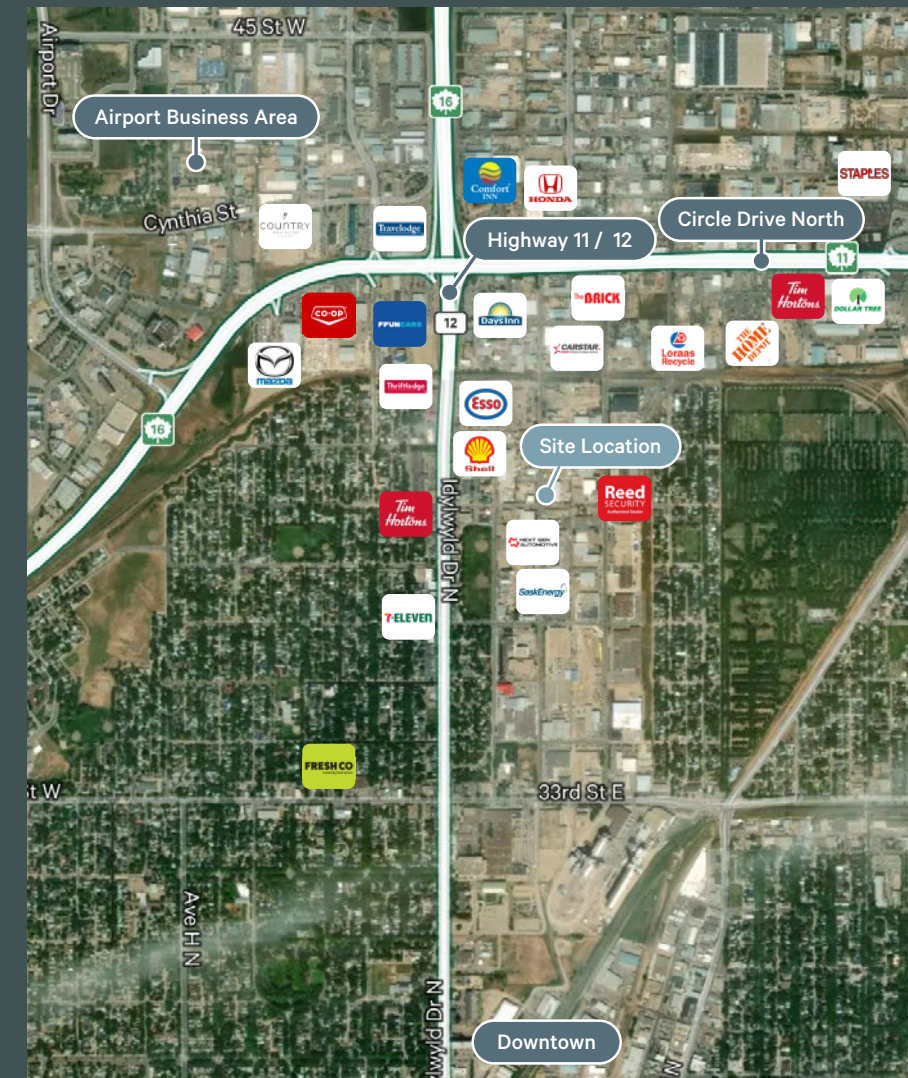
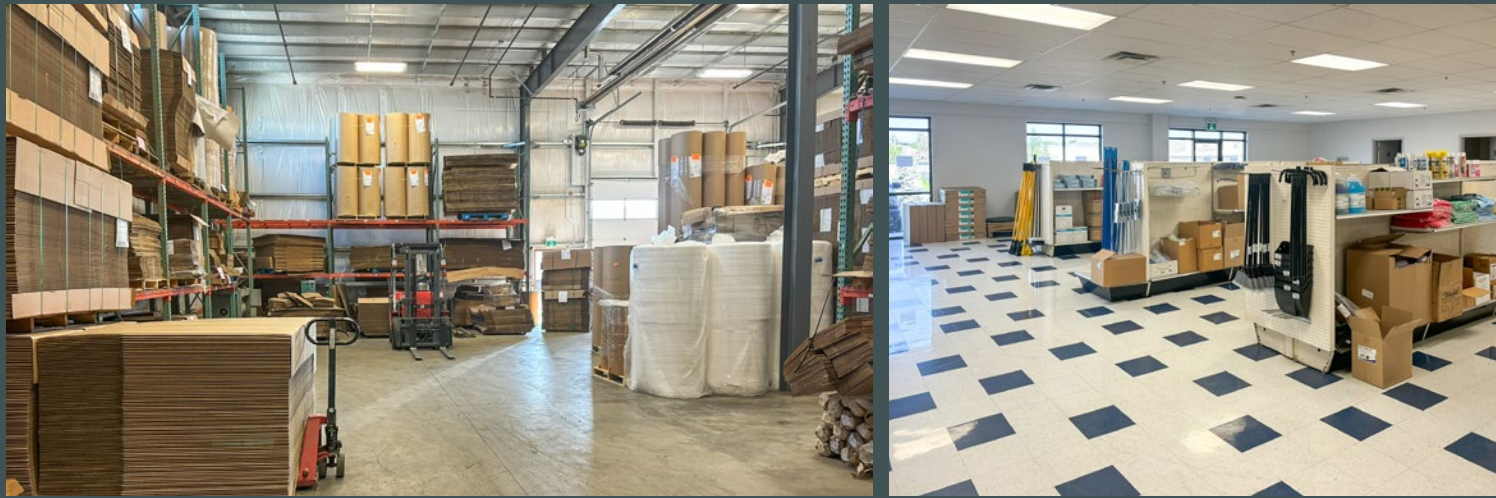


# The Offering

## For Lease in Kelsey Woodlawn Industrial Area

This property, located at 1720 Ontario Avenue in Saskatoon, is well-positioned to serve industrial and commercial use. It is surrounded by a solid mix of local businesses, hotels, automotive services & dealerships, and international brands, providing an established network ideal for a new business to enter into or relocate to. Additionally, it is adjacent to multiple major traffic routes and arterial roadways, including Idylwyld Drive (0.3km), Circle Drive North (0.6km), and Highway 11/12 (1km). Idylwyld Drive also provides a direct route to downtown Saskatoon, the dominant business core.

The city's north industrial area continues to expand to support further industrial development. These businesses serve not just Saskatoon, but the various growing communities north of the city which travel regularly through Highway 11/12 & Idylwyld Drive for essential products and services. Being near the Saskatoon International Airport and various hotels, the area also serves the tourism and travel industry.



13.3K

Daily Traffic Count on Highway 11/12

2km

To Downtown Saskatoon (5 minutes)

3km

To International Airport (6 minutes)

