

FOR LEASE



3410 MILLAR AVENUE, SASKATOON SK

OVERVIEW

Ideally situated on a corner lot along the highly sought-after, high-traffic Millar Avenue corridor, this property offers an excellent opportunity for industrial users seeking prominent exposure and convenient access to Saskatoon's north end business district.

The site features a functional mix of office, showroom, and warehouse space, multiple grade-level overhead doors, ample power, and a secure fenced compound with paved parking. Upon completion, the unit will offer a refreshed exterior and an upgraded interior. The office area will include a new glass entry, updated ceilings, LED lighting, fresh paint, and new flooring. The warehouse will offer LED lighting, new fans, and clean white finished walls.

PROPERTY PROFILE

AVAILABLE FOR LEASE

±11,600 SF

NET LEASE RATE

\$14.95 PSF

OCCUPANCY COSTS

\$4.50 PSF (estimate)

POSSESSION

Immediate

LAND SIZE

1.12 acres

LAND DETAILS

- Paved parking
- 1,384 SF metal shed
- Compacted, graveled and fenced compound

BUILDING DETAILS

- Open showroom and reception area
- (3) offices
- (2) washrooms
- Mezzanine staff area and storage
- (4) 14' x 16' OH grade doors
- 600V, 3-phase power
- 5-tonne crane
- Clear ceiling height ranging from 17'7" to 18'5" under the truss

ZONING

IH - Heavy Industrial

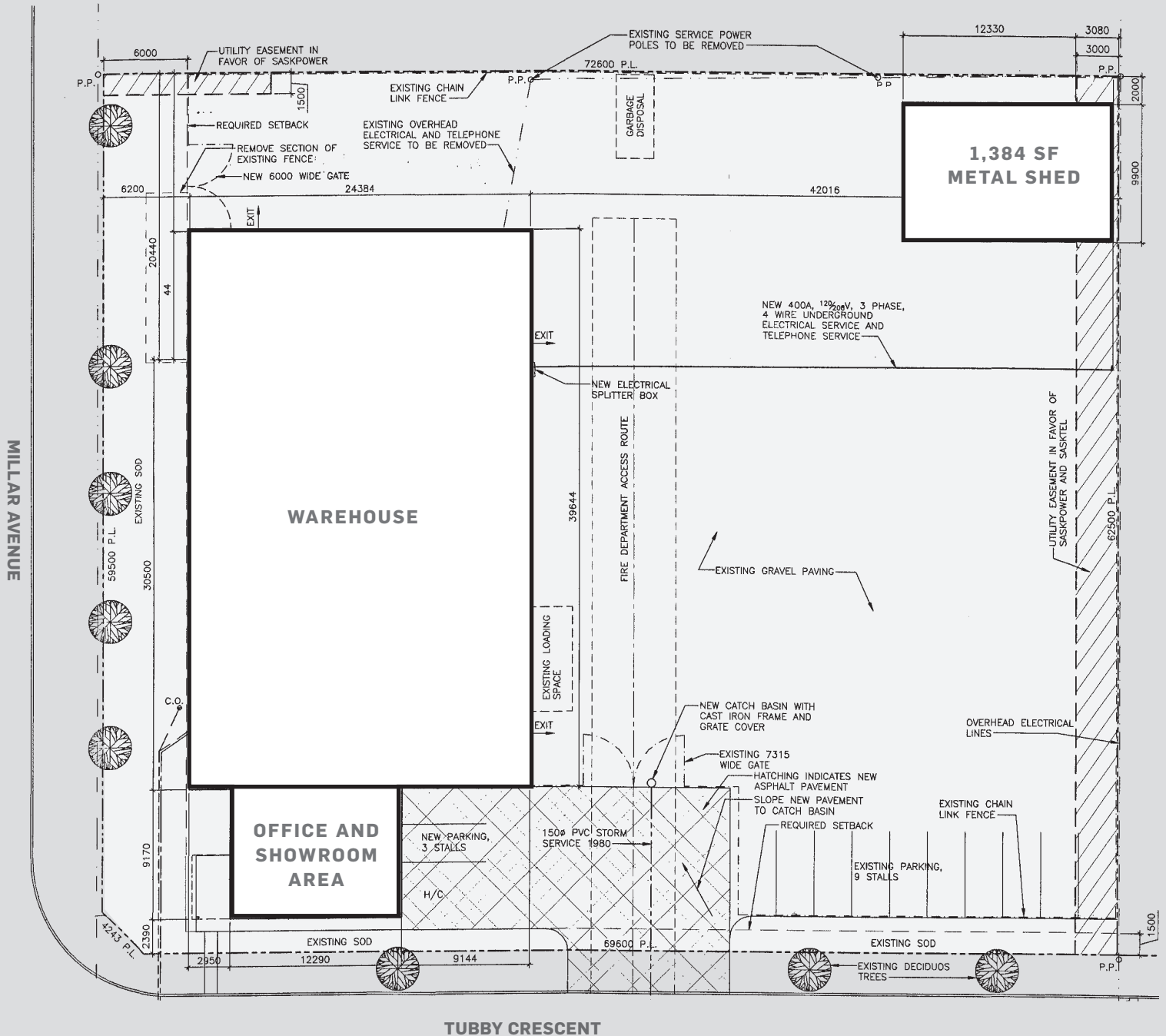
LEGAL DESCRIPTION

Surface Parcel 118984461

3410 MILLAR AVENUE



3410 MILLAR AVENUE



SITE PLAN
(NOT TO SCALE) N

3410 MILLAR AVENUE



THIS INFORMATION HAS BEEN SECURED FROM SOURCES THAT ICR COMMERCIAL REAL ESTATE BELIEVES TO BE RELIABLE, BUT WE MAKE NO REPRESENTATION OR WARRANTIES - EXPRESSED OR IMPLIED - AS TO THE ACCURACY OF INFORMATION. KEN K

**SALES & LEASING
DOWNTOWN**
275 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6116
F: 306.664.1940

**PROPERTY MANAGEMENT
DOWNTOWN**
100 - 261 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6118
F: 306.664.1940

**SALES & LEASING
NORTH**
840 48TH STREET E
SASKATOON, SK S7K 3Y4
P: 306.933.2929
F: 306.931.0882

**SALES & LEASING
PROPERTY MANAGEMENT**
200 - 1055 PARK ST
REGINA, SK S4N 5H4
P: 306.721.6116
F: 306.721.1940