

FOR SUBLEASE



219 WHEELER STREET, SASKATOON SK

OVERVIEW

Located on Wheeler Street adjacent to Silverwood Golf Course, this move-in ready office property offers a professional and modern work environment with quality finishes throughout. The welcoming reception area features soaring ceilings, abundant natural light, contemporary flooring, and a comfortable client waiting area. The functional layout includes private offices, open workspace, a boardroom, staff kitchenette, and warehouse space with grade-level loading access. With ample paved parking, a fenced and secured rear yard, and excellent North End access, this property is ideally suited for a wide range of office, service, or light industrial users.

PROPERTY PROFILE

AVAILABLE FOR SUBLEASE: UNIT 30

Office: ±2,273 SF
Warehouse: ±711 SF
Total: ±2,984 SF

NET SUBLEASE RATE

\$19.95 PSF

OCCUPANCY COSTS

\$6.65 PSF (estimate)

POSSESSION

Immediate
(existing lease expires Oct 31, 2028)

BUILDING DETAILS

- (4) private offices
 - Front reception
 - Open work area
 - Conference room
 - Staff room with kitchenette
 - Washroom and change room
- Warehouse/storage area including:
- Interceptor pit
 - 16FT H x 14FT W OH door

LAND DETAILS

- ±1.07 acres
- ±157' of frontage
- Paved parking & landscaped front yard
- Graveled & fenced rear yard

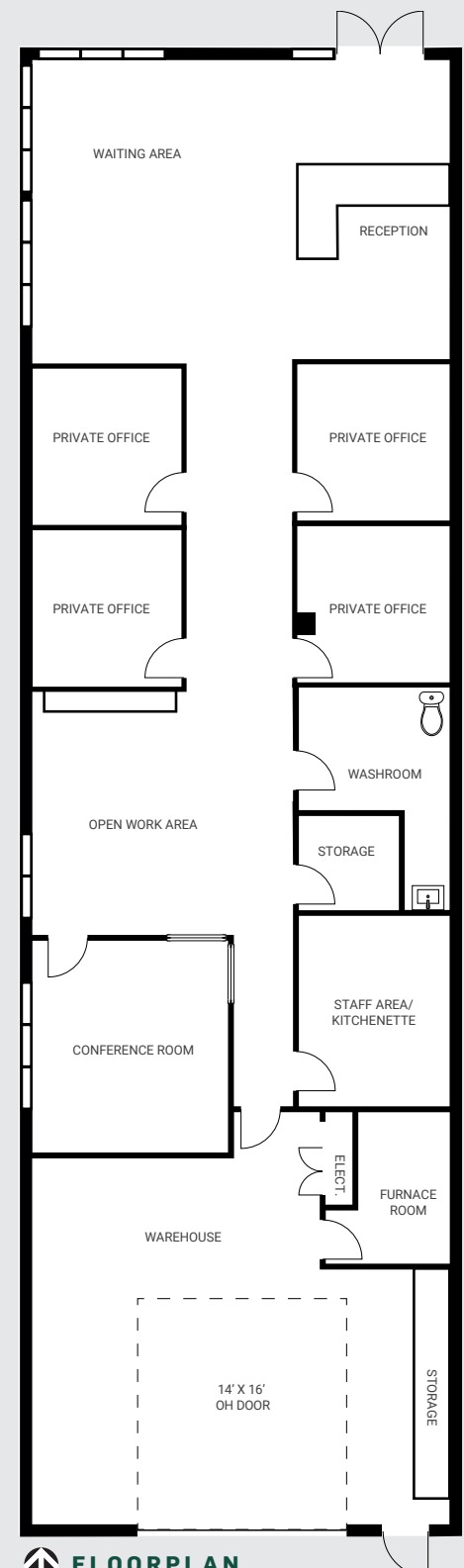
LEGAL DESCRIPTION

Surface Parcel 161459208

ZONING

IL3

219 WHEELER STREET



FLOORPLAN
NOT TO SCALE

ICR
COMMERCIAL REAL ESTATE



219 WHEELER STREET



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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
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SALES & LEASING PROPERTY MANAGEMENT

200 – 1055 PARK ST
REGINA, SK S4N 5H4
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