

Hudson Bay Industrial Building

North End Warehouse For Sale

859 57th Street East
Saskatoon, SK
www.cbre.ca/saskatchewan

17,920 SF Commercial Building Available



The Offering

Industrial Warehouse in Established Location

This property is located at **859 57th Street East** in Saskatoon. Located in Hudson Bay Industrial, it is positioned within the city's primary industrial area. The area offers a strong network of existing businesses, including automotive, construction, property restoration, transportation, and others.

This 17,920 SF building is situated on a 1.95-acre lot with one access/egress point on the north side. It is currently available for sale or for lease.



North Industrial Location

Hudson Bay Industrial is located within Saskatoon's north industrial sector. With plenty of industrial businesses operating in this part of the city, it is an ideal location for accommodating the needs of industrial users.

In addition to Saskatoon's population of roughly 350,000, the ever-growing cities of Martensville and Warman are just a few minutes north of the city. The north industrial sector acts as a portal for highway travellers and daily commuters entering Saskatoon, bringing plenty of traffic through the area. Freeway access nearby provides fast routes into the downtown business core across to other parts of Saskatoon and its neighbouring communities, and out to the major highways.

\$4.48M

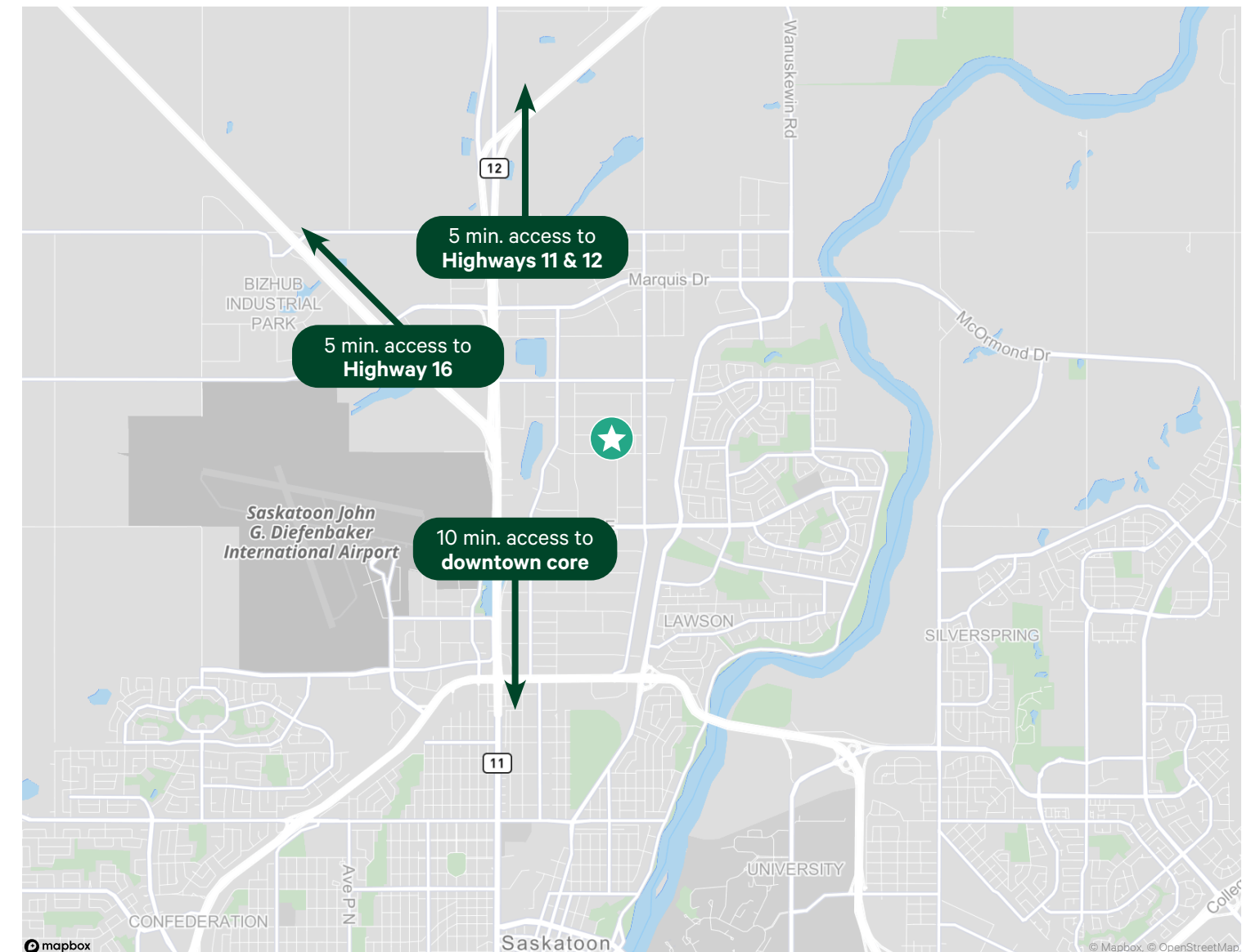
Asking Sale Price

17,920

Total Building Area (SF)

1.95

Total Lot Size (Ac)



Hudson Bay Industrial Building

859 57th Street East | Saskatoon, SK

For Sale or Lease

Property Summary

Mid-Sized Industrial Building in Accessible Location

This mid-sized building with multiple dock-level loading doors is an appealing option for distribution, warehousing, and manufacturing users within Saskatoon's north industrial sector.

Additional Details

+ Address

– 859 57th Street East, Saskatoon, SK

+ Neighbourhood

– Hudson Bay Industrial

+ Building Size

– 17,920 SF

+ Lot Size

– 1.95 Acres

+ Asking Sale Price

– \$4,480,000

+ Lease Rate

– \$14.95 PSF

+ Occupancy Costs

– \$5.15 PSF



Contact Us

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