



298-320 EDSON STREET, SASKATOON SK

OVERVIEW

Located in Saskatoon's CN Industrial area, this 62,320 square foot building stands as a beacon of prime real estate. With its strategic positioning off Circle Drive, Lorne Avenue, and Melville Street, accessibility and convenience are assured. The property presents an enticing investment opportunity in one of Saskatoon's industrial hubs, already thriving with an abundance of long-term tenants in place.

PROPERTY PROFILE

AVAILABLE FOR SALE

±62,320 SF

SALE PRICE

\$9,995,000.00

TAXES

\$63,192.67 (2026)

POSSESSION

Immediate

ZONING

IL1 Light Industrial

LEGAL DESCRIPTION

Parcel 119981492, 120315855

LAND SIZE

±3.44 Acres

NOI

\$687,106.00

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298-320 Edson St
Saskatoon, SK

**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

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