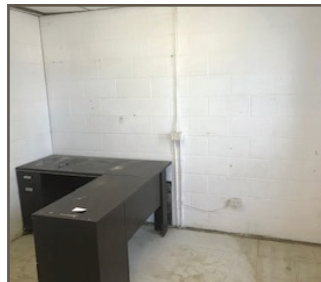


**738A 45th Street West | Saskatoon**

# FOR LEASE



**Hard to find, well located, small industrial bay**

## ABOUT THIS PROPERTY

Legal Description  
Parcel #118921990

Zoning  
IL1 - Light Industrial

Available for Lease  
1,080 ft<sup>2</sup>

Building Size  
5,912 ft<sup>2</sup>

Land Size  
12,336 ft<sup>2</sup>

Landlord  
Kathleen Heidecker

Possession  
July 1, 2022

## DETAILS

Property Features:  
Office Reception  
• 1- 8' X 10' private office  
• 1- Washroom  
• VC tile flooring  
• Fluorescent lighting

Warehouse:  
• 1 - 12' X 12' overhead door  
• Mezzanine floor  
• Overhead gas furnace  
• Fluorescent lighting

Yard:  
• North side of building

Parking:  
• One space

## NEIGHBOURHOOD PROFILE

- Budget
- Areva
- Shaw TV
- Bazaar & Novelty
- Nu-Fab
- Purple Touch

Asking Price  
\$10.95 / ft<sup>2</sup>  
\$985.50 / month

Occupancy Costs  
\$4.04 / ft<sup>2</sup>  
\$363.60 / month

Occupancy Costs Include:  
• Property tax  
• Fire Insurance  
• Repairs and maintenance  
• Landscaping  
• Management fee



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