

FOR LEASE



CP STATION PLACE



305 IDYLWYLD DR NORTH, SASKATOON SK

OVERVIEW

This bright and functional office offers a welcoming reception area, large private offices, boardroom, two washrooms, lunchroom and abundant natural light from oversized windows. The versatile existing layout is well suited to a variety of professional, medical, wellness, or service-based users and offers flexibility to accommodate a range of business requirements.

PROPERTY PROFILE

AVAILABLE FOR LEASE

Unit 6: 2,102 SF

NET LEASE RATE

\$14.95 PSF

POSSESSION

Immediate

ZONING

B3

OCCUPANCY COSTS

\$15.79 PSF (2026/27 estimate)

Includes gas, water and sewer utilities, common area janitorial, garbage disposal, snow removal, landscaping, property management, insurance and property taxes; power separately-metered

SIGNAGE

Exterior signage and pylon signage available; market rates apply

PARKING

On-site customer parking at no charge; 8 exclusive staff parking stalls at \$100/stall/mo plus GST

LEGAL DESCRIPTION

Surface Parcel 119848629

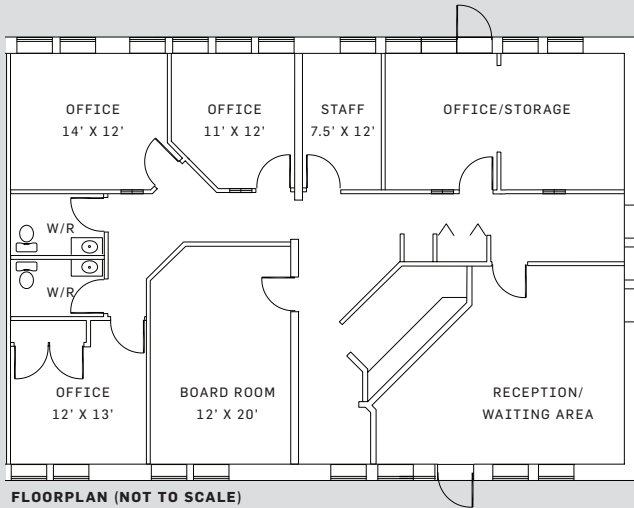


MID-WEST GROUP

OF COMPANIES

This property is professionally-managed by Mid-West Group of Companies, providing full 24-hr service so tenants can focus on their business! With the Mid-West Service, each tenant saves valuable time and is charged a wholesale fee by Mid-West providing the service.

UNIT 6, 305 IDYLWYLD DRIVE N



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SALES & LEASING DOWNTOWN

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SASKATOON, SK S7K 1X2
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F: 306.664.1940

PROPERTY MANAGEMENT DOWNTOWN

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SASKATOON, SK S7K 1X2
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SALES & LEASING NORTH

840 48TH STREET E
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SALES & LEASING PROPERTY MANAGEMENT

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