

# FOR LEASE



## 810 CENTENNIAL BLVD, WARMAN SK LEGENDS PLAZA

### OVERVIEW

Looking for prime retail space for lease in Warman, SK? Discover this highly visible property at 810 Centennial Blvd. Perfect for businesses seeking a growing market, this retail space offers excellent frontage, ample parking, and flexible lease options. Whether you're searching for Warman retail, real estate opportunities, or commercial properties, this location fits your needs. Ideal for entrepreneurs and franchises alike. Explore Warman's thriving business hub today!

### PROPERTY PROFILE

#### AVAILABLE FOR LEASE

Unit 25: ±950 SF

Unit 26: ±1,140 SF

(Units 25 & 26 currently combined but can be demised; see floorplans)

#### NET LEASE RATE

\$28.00 PSF

#### OCCUPANCY COSTS

\$9.46 PSF (estimate)

#### POSSESSION

Immediate

#### UNITS 25-26 DETAILS

- Open retail
- Washroom
- Rear storage area

#### LAND DETAILS

- 6.18 acres
- Ample paved parking
- Professionally-landscaped
- Located on crossroads of main arterial to Highway 305
- Across from Legends Centre and middle years school

#### ZONING

C1 Central Commercial

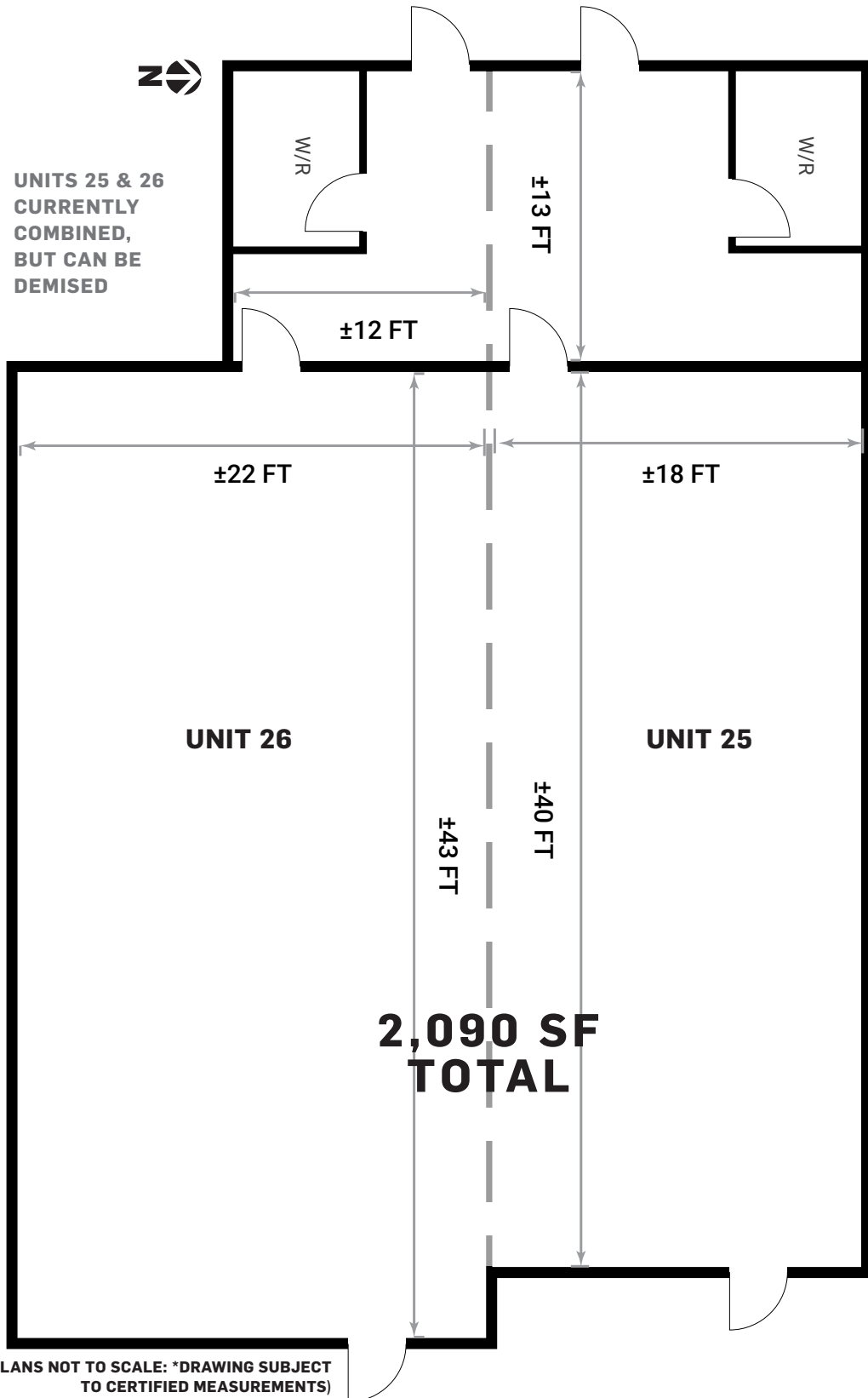
#### LEGAL DESCRIPTION

Surface Parcel 202983420

#### PARKING

78 parking stalls

# 810 CENTENNIAL BOULEVARD



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UNITS 25-26



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## QUICK FACTS

**Regional trade area:**  
approx. 28,000+ population  
(North of Saskatoon regional area)

**Median age:**  
35.3 years

**Average household income:**  
\$120,000

**Fastest growing city in  
Saskatchewan**

**Estimated population  
August 2023: 13,686**

**Partner with the Saskatoon North  
Partnership for Growth (P4G).  
Warman is planning for a Saskatoon  
region population of 700,000 by  
2050.**

**The lowest effective tax rate on  
commercial/industrial businesses in  
the region**

**The median total household income  
for Warman's trade area is \$131,000  
(roughly 20km radius of the city)**



**SUBJECT  
PROPERTY**

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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  
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