

FOR LEASE



368 EDSON STREET, SASKATOON SK

OVERVIEW

Vacancies in the CN Industrial area with this size and flexibility are very much an anomaly. This building boasts amenities such as ample parking, modern-day ceiling height, and in very close proximity to both the Auto Mall and the vibrant Stonebridge neighbourhood of the city.

PROPERTY PROFILE

AVAILABLE FOR LEASE

Unit 60: 3,875 SF

NET LEASE RATE

\$12.95 PSF

OCCUPANCY COSTS

\$4.95 PSF (estimate)

POSSESSION

Immediate

ZONING

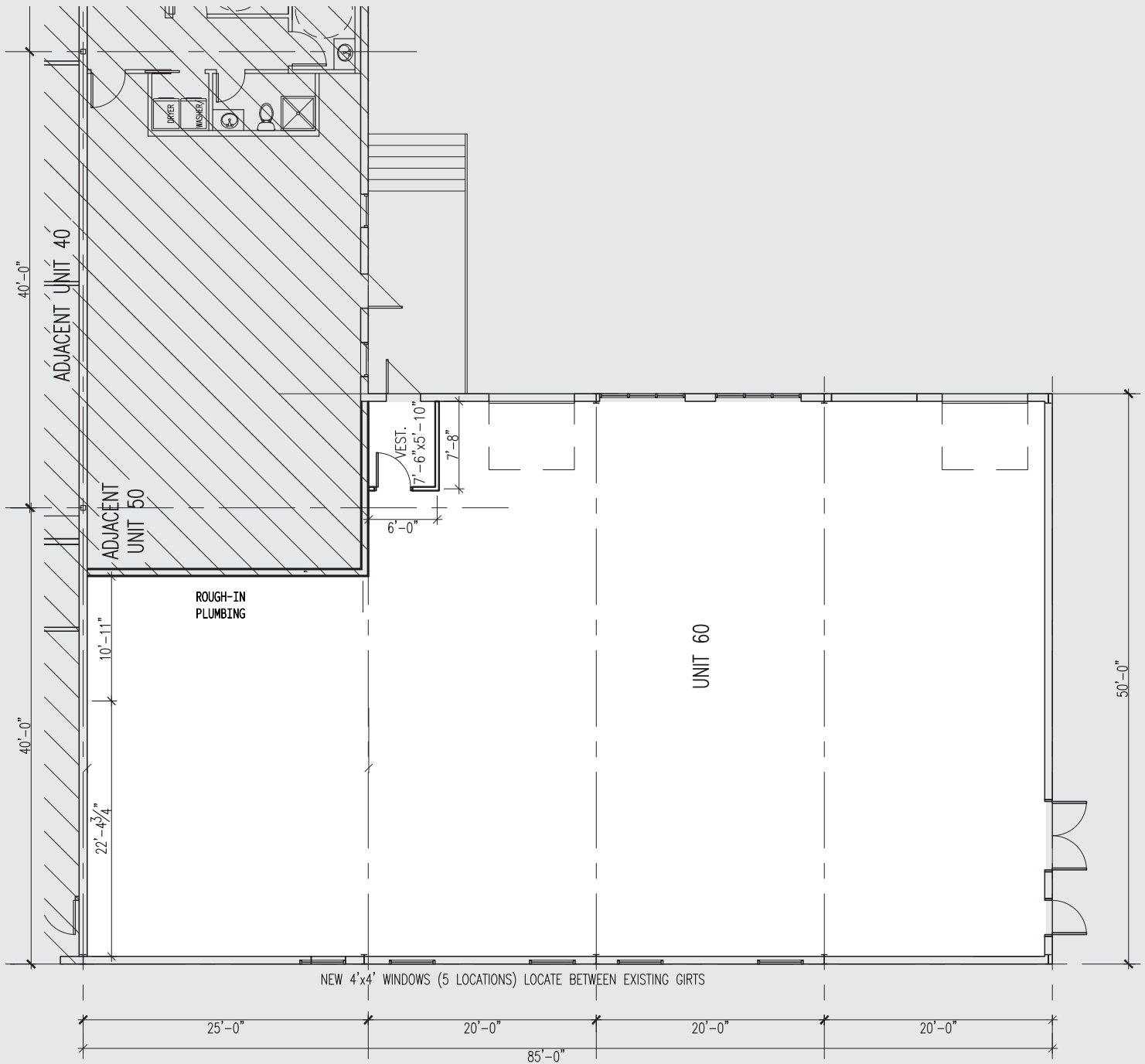
IL1 Light Industrial

BUILDING DETAILS

- Unit 60: (4) OH dock doors
- 8" water line entering building
- 11 FT clear ceiling height
- 3-phase power
- Slung furnace
- Rough-in plumbing for one washroom
- Will build out for qualified tenant

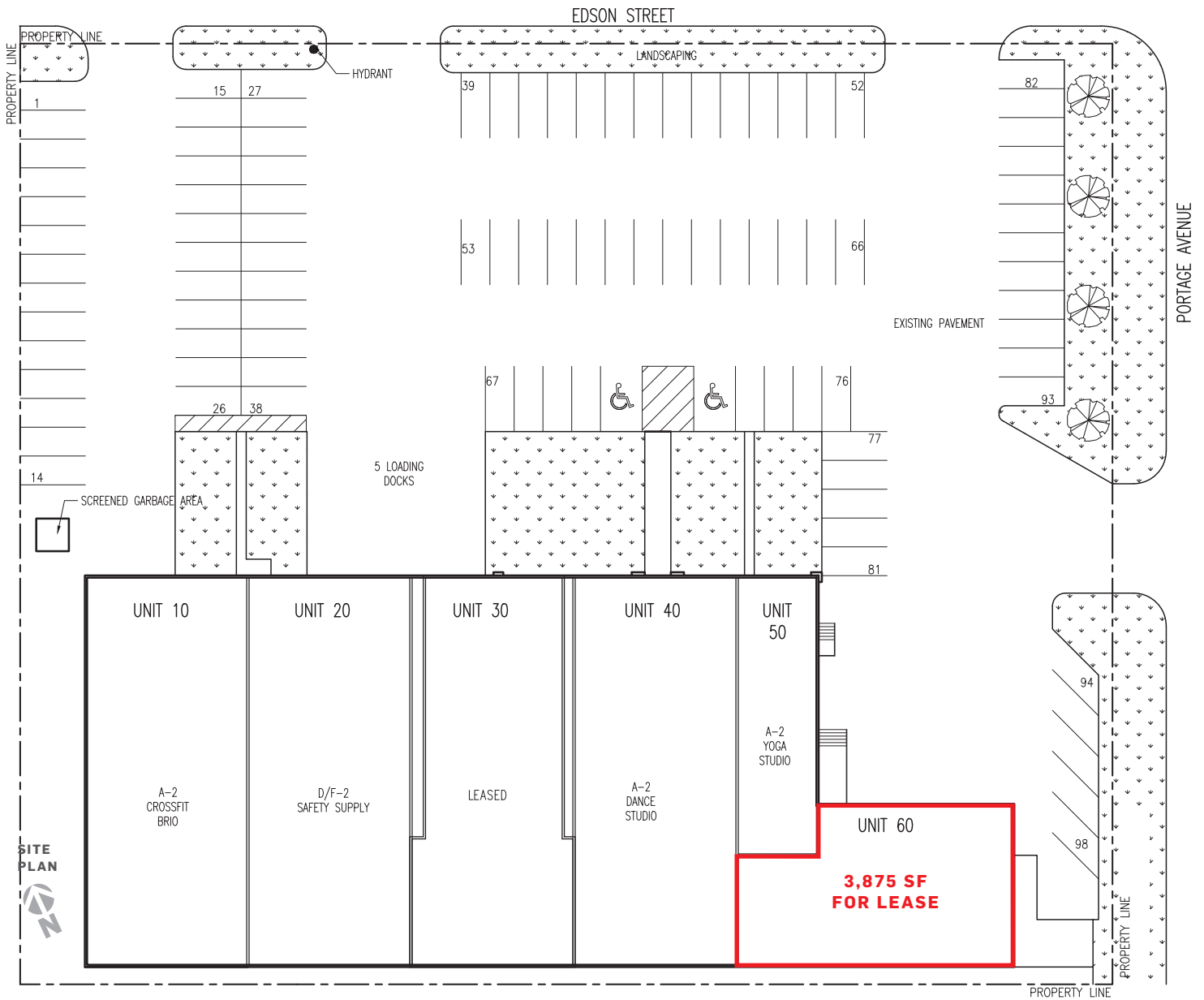
LEGAL DESCRIPTION

Surface Parcels 135691803 and 135691814



**UNIT 60
FLOORPLAN**

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368 Edson St
Saskatoon, SK

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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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SALES & LEASING NORTH

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SALES & LEASING PROPERTY MANAGEMENT

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