



337-345 EDSON STREET, SASKATOON SK

OVERVIEW

Nestled within Saskatoon's bustling CN Industrial area, this 30,000 square foot building enjoys a prime location with long-term tenants already in place. Situated off Circle Drive, Lorne Avenue, and Melville Street, its strategic positioning ensures accessibility and convenience. Boasting a modern build and situated on a corner lot, this property offers an attractive investment opportunity in the vibrant CN Industrial area of Saskatoon.

PROPERTY PROFILE

AVAILABLE FOR SALE

±30,000 SF

SALE PRICE

\$5,125,000.00

TAXES

\$74,224.27 (2026)

POSSESSION

To be arranged

ZONING

IL1 Light Industrial

LEGAL DESCRIPTION

Parcel 131717392, 131717404

LAND SIZE

±1.67 Acres

NOI

\$334,851.00

337-345 EDSON STREET



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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

■ TRUST US TO PUT YOU ON THE MAP

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