

FOR LEASE



304 STONEBRIDGE BLVD, SASKATOON SK

OVERVIEW

Great strip mall location at the corner of a busy signaled intersection at Stonebridge Boulevard and Wellman Lane. Stonebridge is one of the fastest-growing suburbs in Saskatoon. Retailers in the area include Walmart, the Home Depot, Golf Town, The Brick, HomeSense, Mastermind Toys, Dollarama, Co-op C-store and Grocery, Dairy Queen and many more. This mall location offers great access to the Stonebridge suburb and easy access to Circle Drive. The location boasts an abundant supply of parking for convenient access. The space offers flexible options to accommodate tenant-specific operational and design requirements. Premises can be customized to meet the tenant's functional, branding, and layout needs.

PROPERTY PROFILE

AVAILABLE FOR LEASE

Unit 50: 1,045 SF

NET LEASE RATE

\$29.50 PSF

OCCUPANCY COSTS

\$18.00 PSF

UNIT DETAILS

- Open retail/office or eatery area
- 2 washrooms
- Storage area
- 63 parking spots on site
- 5-ton RTU
- 120/208V, 200A, 3-phase, 4-wire, 42 circuit panel

ZONING

B3

LEGAL DESCRIPTION

Parcel 163539935

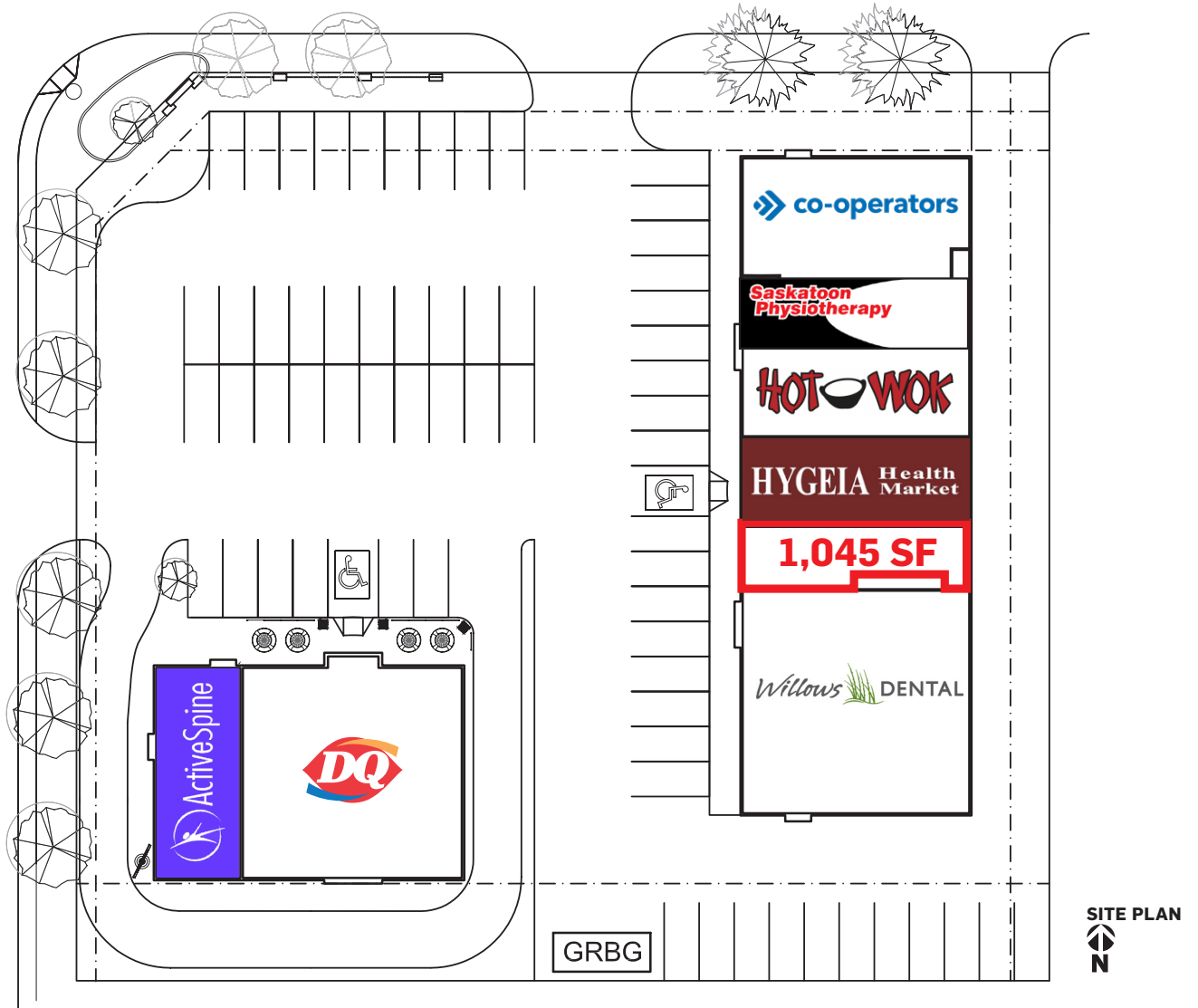
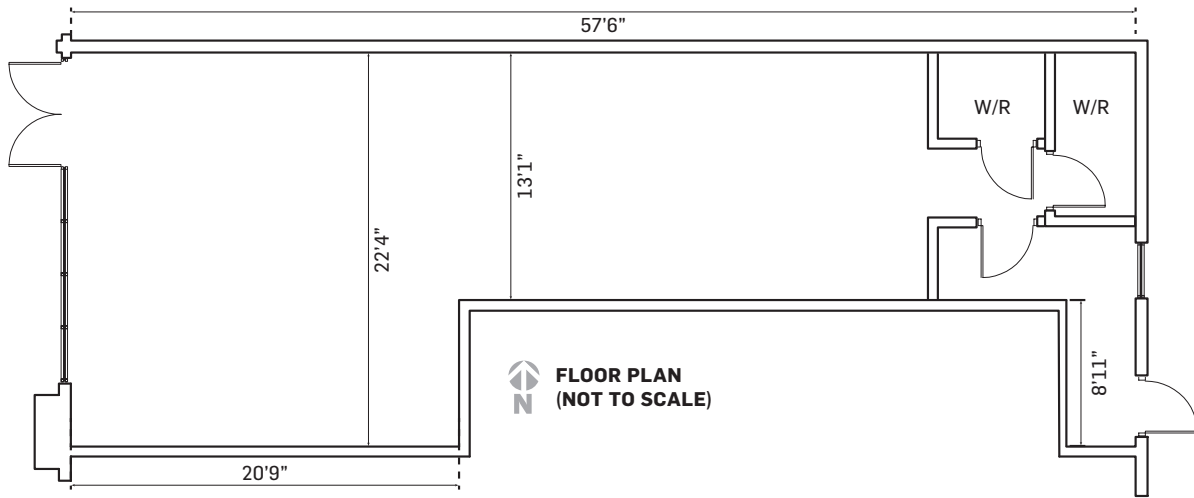
POSSESSION

Immediate

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NOTABLE STONEBRIDGE NATIONAL/RETAIL BUSINESSES

RETAIL & BIG BOX:

Walmart Supercentre
The Home Depot
Golf Town
Dollarama
Co-op Liquor & Co-op Food Store
Ashley HomeStore
Value Village
HomeSense
Mark's Clothing

FOOD & SERVICE:

Tim Hortons
Boston Pizza
Browns Socialhouse
McDonald's
Dairy Queen
Subway
Taco Time
Pizza Pizza
Tapps Sports Lounge & Grill

FINANCIAL & PROFESSIONAL:

TD Canada Trust
RBC Royal Bank
Motion Fitness
Medical / physiotherapy clinics
Aspen / retirement & wellness services

AUTOMOTIVE:

Saskatoon South Hyundai
Saskatoon Auto Mall



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SALES & LEASING DOWNTOWN

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SALES & LEASING PROPERTY MANAGEMENT

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