

# STORAGE FOR LEASE



## 3975 11TH STREET W & 1625 CHAPPELL DRIVE, SASKATOON SK

### PROPERTY PROFILE

#### AVAILABLE FOR LEASE

##### PHASE I:

16,000 SF available on  $\pm 1.5$  acres  
with an option to expand

#### GROSS LEASE RATE

\$8.00 PSF (\$10,666.67/month + GST)

#### POSSESSION

Immediate

#### COVERALL DETAILS

- Full security system
- Reclaimed asphalt base
- 100 Amp service
- (4) 16 x 16FT OH doors
- (2) 18 x 16FT OH doors

#### PHASE II:

$\pm 1.0$  to  $\pm 20.0$  acres  
Pricing, possession and  
site work to be determined

#### SITE DETAILS

- **Semi-trailer and heavy equipment storage lot**
- Secured, private storage containers
- Security with main gate and card access

#### ZONING

Planned future development.  
Permitted uses: Recreational vehicle  
and equipment storage

#### LEGAL DESCRIPTION

All portions of Block A, B, C, D & E  
Plan G465



# 1625 CHAPPELL DR & 11TH ST W.



**POTENTIAL OPTION SHOWN  
FOR STORAGE CONTAINERS,  
TRUCKING AND SHIPPING  
(ALONG CHAPPELL DRIVE - RENDERING ONLY)**



THIS INFORMATION HAS BEEN SECURED FROM SOURCES THAT ICR COMMERCIAL REAL ESTATE BELIEVES TO BE RELIABLE, BUT WE MAKE NO REPRESENTATION OR WARRANTIES – EXPRESSED OR IMPLIED – AS TO THE ACCURACY OF INFORMATION. CODY C/KEN K

## **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**

**ICRCOMMERCIAL.COM**