

PRIME RETAIL LOCATION

2318 8TH STREET EAST, SASKATOON SK



FOR LEASE

HIGH PROFILE RETAIL ON 8TH STREET EAST

Located on Saskatoon's premier retail corridor

- Former restaurant with outdoor patio and excellent traffic exposure
- Premises comprises 4,340± SF which includes 923± SF office/staff room area
- Free exclusive use of basement area (2,000± SF) with walk-in cooler
- Features free on-site and street parking
- Surrounding high-density residential areas ensuring a consistent stream of patrons from the immediate vicinity
- Neighbouring businesses include Winners, London Drugs, Staples, Co-op Home Centre and Dollarama
- Lower level residential suite also available for rent
- Existing furnishings and equipment are available for purchase, call for information
- Land/building is not for sale



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Specifications

Available Area
4,340± SF

Zoning
B4

Possession
Negotiable

Site Area
12,588± SF

Parcels
120192296
120192086

Occ Costs
\$10.30 PSF

\$28.00 PSF

Net Asking Price



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