



920 20<sup>th</sup> Street West, Saskatoon Excl.

# 20<sup>th</sup> Street exposure industrial shop and office for lease

Excellent opportunity centrally located in the trendy Riversdale business improvement district.

This property features a 5,000 SF warehouse, a partially furnished 1,000 SF front office area with additional mezzanine and a rear gated compound. The landlord is willing to accommodate multiple tenants and may consider offers to purchase.

Accelerating success.

Asking:

\$9  
PSF



Partially  
furnished



Grade doors

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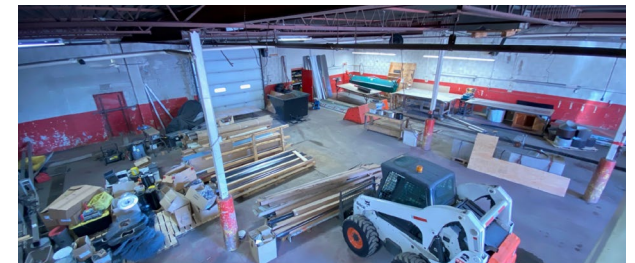
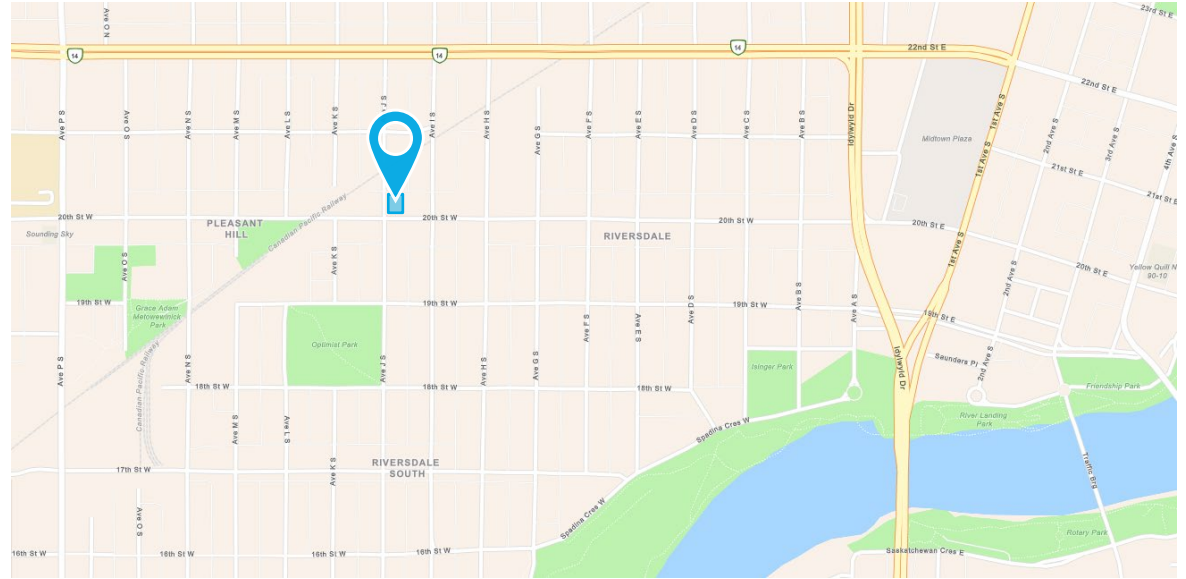
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# Property Overview

<b>Building</b>	6,000 SF
<b>Site Area</b>	± 12,106 SF
<b>Zoning</b>	B5C (Riversdale Commercial)
<b>Parcels</b>	119855863, 119855605, 119855616, 136155551
<b>Possession</b>	May 1, 2021
<b>Occupancy Costs</b>	\$2.00/SF (est.) Includes property tax and building insurance only. Tenant responsible for utilities (power, electricity, gas, water and sewer).
<b>Net Lease Rate</b>	\$9.00/SF

- Large reception area, one large and one small office, desks included for tenant's use
- Mezzanine could be used as a boardroom
- Drive through bay with two (2) 12' x 12' grade doors; one at front, one at rear
- Two (2) floor pits, interior drainage along east side of building; Floor drain runs the entire length of the warehouse
- 200 amp, 240 v power
- Storage/mechanical room
- Washroom
- ± 400 SF compound at rear with possibility of additional ± 2,000 SF side compound



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