

Industrial | For Sale or Lease

CBRE

139 29th Street East

Saskatoon, SK
cbre.ca/saskatchewan

Price Reduced!
NEW ASKING PRICE OF \$2,200,000



139 29th Street East
Saskatoon, SK

For Sale or Lease



Location Description

Within the Central Industrial district, the property is adjacent to various commercial and industrial businesses. Warehouses and salvage shops line 29th Street, while hotels, restaurants, a golf dome, and smaller businesses provide a dynamic range of additional offerings in the area.

The site is located approximately 2 blocks off Idylwyld Drive, a major arterial route drawing thousands of vehicles from the city's core and nearby major highways. Additionally, this area is well-supported with public transit due to its proximity to Saskatchewan Polytechnic and the University of Saskatchewan.

LEASE BREAKDOWN	SF	\$/PSF/annum
Office/Showroom	3,000	\$12.00
Heated Warehouse	11,500	\$10.00
Cold Storage	8,200	\$5.00
TOTAL	22,700	\$8.50

22.7K

Building Area (SF)

REDUCED

\$2.2M

Asking Sale Price

\$8.50

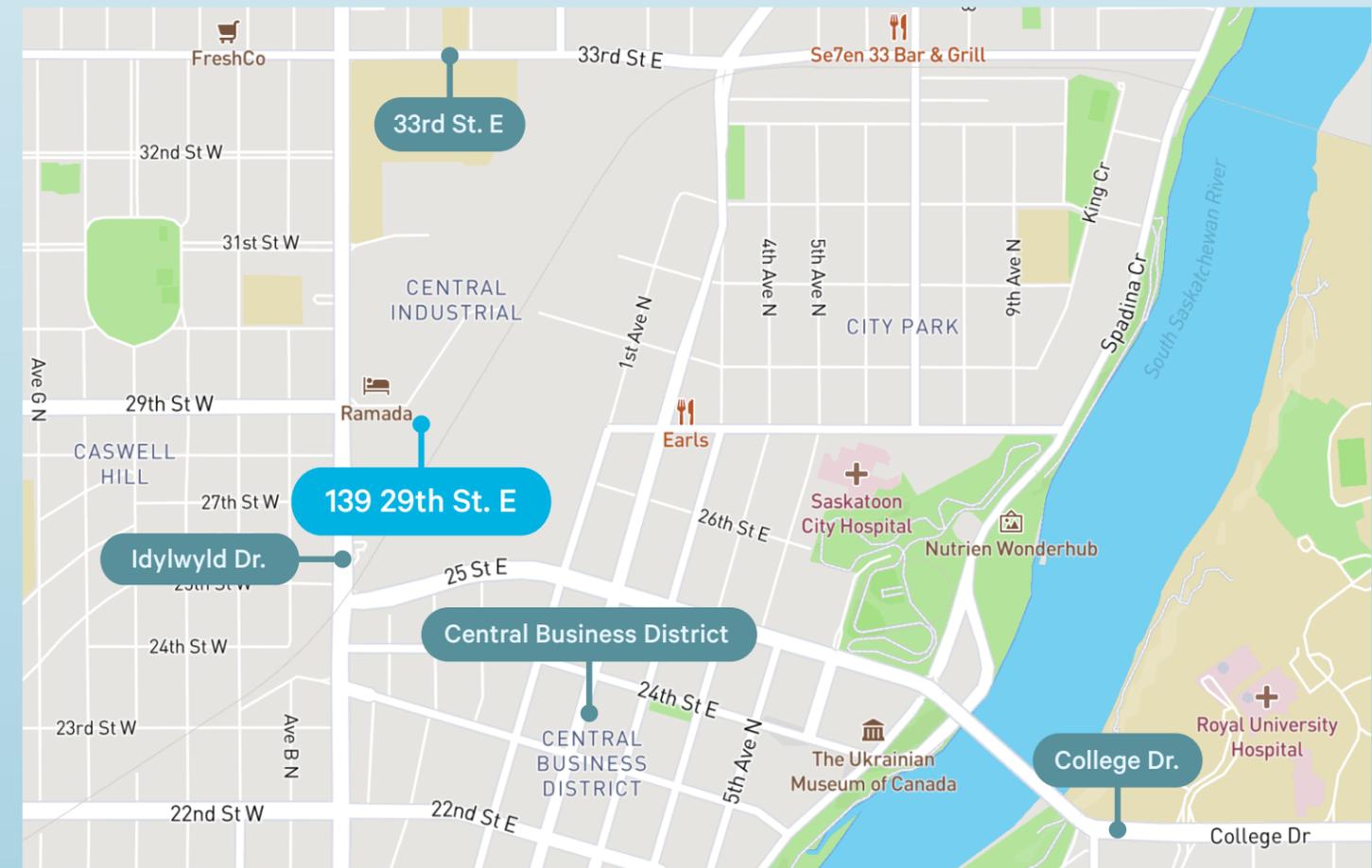
Lease Rate

The Offering

Unmissable Opportunity: Highly Accessible Downtown Industrial Building

This property offers a spacious warehouse along with well-appointed office space, making it ideal for a variety of businesses. The warehouse area provides ample room for storage, manufacturing, or distribution operations, while the office/showroom space is equipped with comfortable and functional workspaces. The site also benefits from excellent access to transportation routes and major highways.

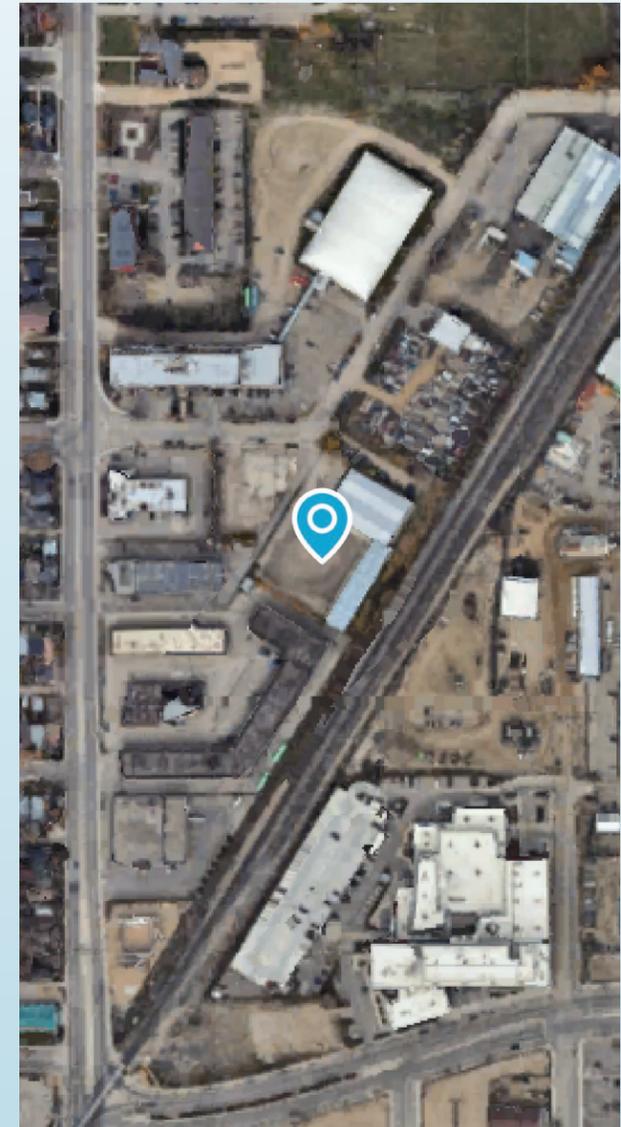
With a building size of 22,700 square feet including the warehouse, office, and showroom space, this offering can accommodate numerous industries and provides an opportunity to position operations within a solid commercial district.





Property Details

- + **Address**
 - 139 29th St. E, Saskatoon, SK
- + **Legal Description**
 - Lot 21-Blk/Par 1-Plan G904 Ext 0
- + **Asking Sale Price**
 - \$2,200,000
- + **Lease Rate**
 - \$8.50 PSF
- + **Occupancy Costs**
 - \$1.81 PSF
- + **Parking**
 - Paved in front
 - Compacted gravel compound
- + **Zoning**
 - IL1 - Light Industrial
- + **Loading**
 - Overhead grade doors (2 14x14', (1) 12x10', (1) 14x12')
- + **Building Area**
 - 22,700 SF
- + **Site Area**
 - 1.58 Acres
- + **Recent Upgrades**
 - Main building roof, lighting, and HVAC
- + **Office/Showroom**
 - 3,000 SF
 - (2) washrooms
 - Changeroom
- + **Warehouse**
 - Heated WH: 11,500 SF - washroom, overhead gas heaters, radiant overhead heater, single phase power
 - Cold storage WH: 8,200 SF
 - Peaked roof (16' sidewall, 24' centre)



Contact Us

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