

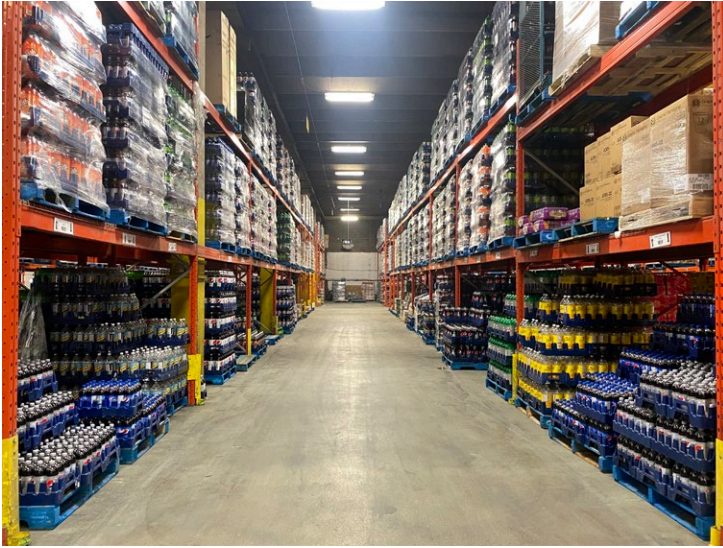
Dock Warehouse

Industrial Building on Millar Avenue

830 43rd Street East
Saskatoon, Saskatchewan
www.cbre.ca/Saskatoon

Sale Price: \$3,650,000





The Offer

830 43rd Street East in Saskatoon represents the opportunity for a user to lease a vacant industrial building totaling ~32,000 SF. The property was the former home of Pepsi and was used for office, warehousing, shipping and receiving.

The North Sector Plan provides a broad framework for the expansion of the North West Industrial Area. The North Sector Plan identifies approximately 1984 hectares (4903 acres) of land primarily for light and heavy industrial uses with a few arterial commercial nodes located at key intersections within the sector.

Site Information

+ Parking and Coverage

- Parking is abundant, with options for onsite as well as street parking available on 43rd Street.

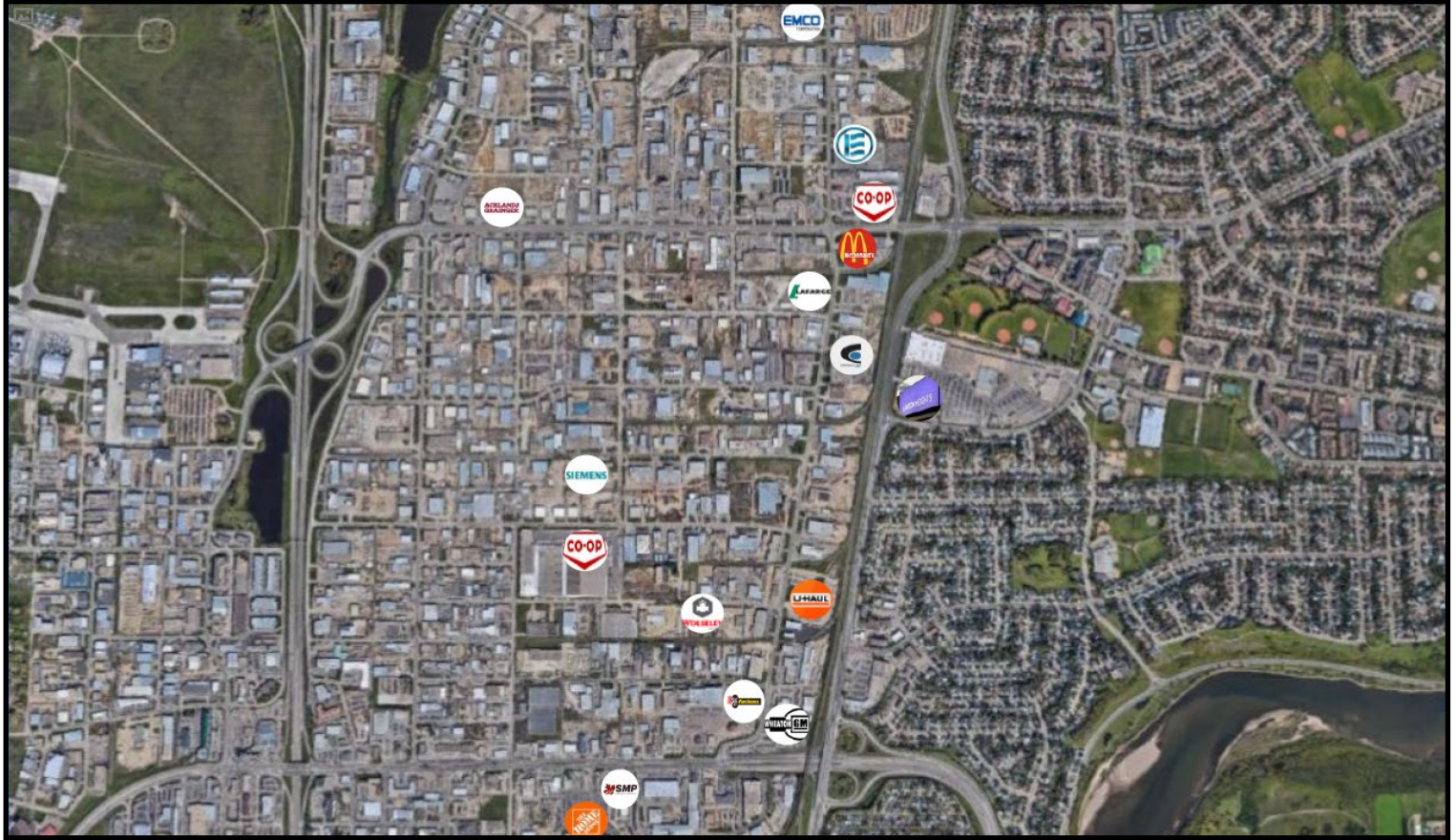
+ Flexible Use

- The building is single-storey and can easily be configured to accommodate multiple uses such as office, lab, manufacturing and retail.

+ Free Standing

- ~32,000 SF free-standing single-tenant building is highly desirable and in short supply throughout Saskatoon.

Site Specifications					
PARCEL NUMBER(S)	11,8992460, 118992471	LAND ACRES	2.45	DOCK LEVEL DOORS	3
TYPE OF PROPERTY	Office Warehouse	LAND SF	106,722 SF	MILLAR TRAFIIC VOLUME	±42,800 vehicles
NET SIZE OF BLDG	32,000 square feet	HVAC	Suspended gas-fired HVAC units, floor unit in the office area	COMPOUND	75,342 SF
YEAR BUILT	1973	ELECTRICAL	3 Phase 600 amp	CEILING HEIGHT	22'
PARKING	Parking on the side of the building, as well as 43rd street.	GRADE LEVEL DOORS	3	OPERATING COSTS	TBC
SITE COVERAGE	29%	ZONING	IH	SPRINKLER	No



Location Overview

- + **North Industrial Ave**
 - Saskatoon's North Industrial provides easy access to rail, air as well as highways 11, 12, and 16. The area accounts for 23.5% of city-wide jobs and holds 75% of industrial zoned land in the city.
- + **43 Street E and Millar Avenue**
 - ±42,800 vehicles daily traffic volume on Millar Avenue. (City of Saskatoon 2015)

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