



Colliers

111 RADU

Rendering

111 Radu Crescent, Saskatoon, SK MLS®

The Junction at Radu condos **for sale**

The Junction at Radu is Saskatoon's newest industrial condominium development in the heart of Marquis Industrial.

These new construction condos offer sprinklered units with 20' clear heights that can accommodate functional second floor space or mezzanine storage. The unit sizes are 1,625 SF and 1,950 SF and include 12' by 14' grade doors, front windows, paved parking stalls and a 725 SF fenced yard.

Asking:

\$406,250

Starting price



Industrial
condos



New
construction

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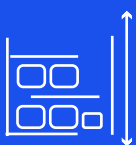
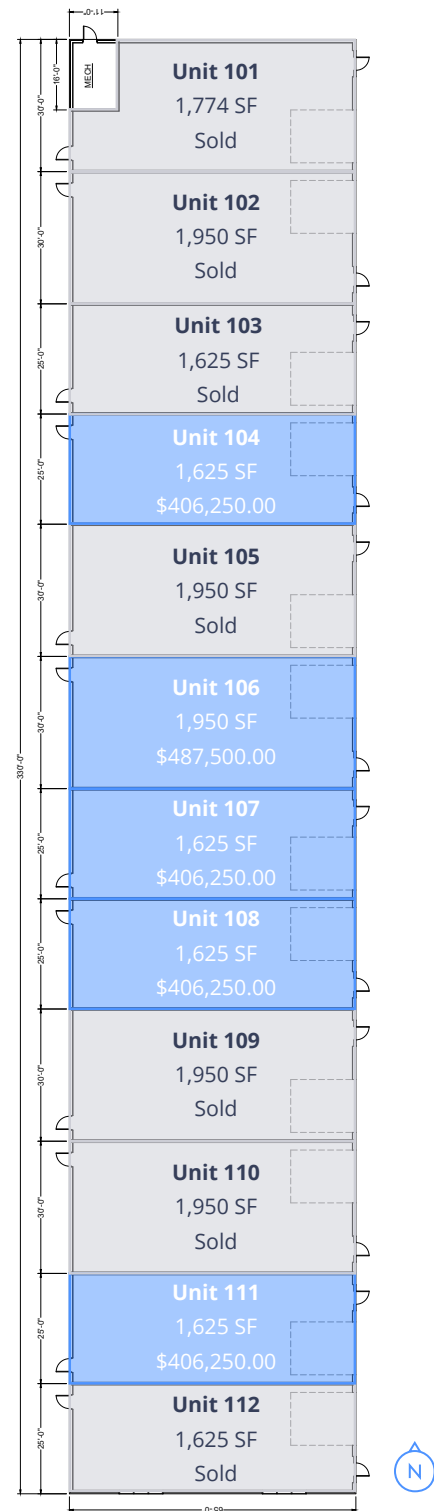
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Property Profile

The Junction at Radu

The zoning provides an opportunity for a wide range of uses and for operators to build equity through ownership.

| | |
|----------------------|--------------------------|
| Available | 1,625 SF to 5,200 SF |
| Building Area | 21,274 SF |
| Site Area | 1.06 AC |
| Zoning | IH (Heavy Industrial) |
| Parcel | 203983308 |
| Possession | Immediate |
| Property Tax | TBD |
| Condo Fees | \$2.62/SF |
| Asking Price | Starting at \$406,250.00 |



20'
clear height



12' x 14'
grade doors



Ready for
paint

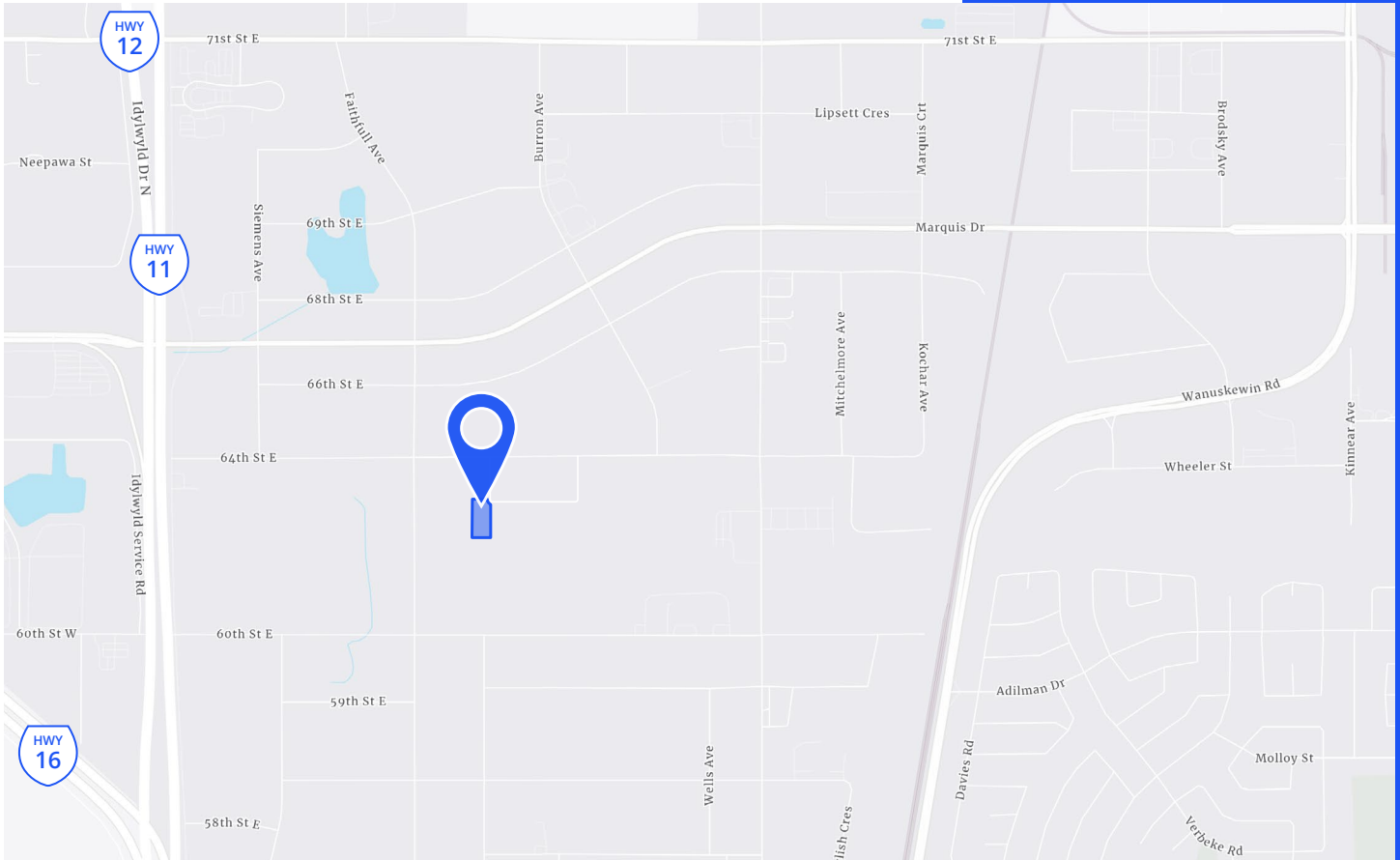


725 SF
secure compounds

Units can be combined up to 5,200 SF

-
- The site plan shows a 12-unit residential building with a north arrow pointing towards the top right. The building is oriented with its long side facing the street. The plan includes the following details:
- Units and Areas:**
 - Units 101 through 112, each with a specified area (e.g., UNIT 101: 1,774 sq.ft., UNIT 102: 1,950 sq.ft., UNIT 103: 1,625 sq.ft., UNIT 104: 1,625 sq.ft., UNIT 105: 1,950 sq.ft., UNIT 106: 1,950 sq.ft., UNIT 107: 1,625 sq.ft., UNIT 108: 1,625 sq.ft., UNIT 109: 1,950 sq.ft., UNIT 110: 1,950 sq.ft., UNIT 111: 1,625 sq.ft., UNIT 112: 1,625 sq.ft.).
 - Fenced yards for units 101 through 112, each 752 sq.ft.
 - MECH (Mechanical) room.
 - UTILITY S.R.W. / LANDSCAPE AREA (Service Roadway / Landscape Area).
 - LANDSCAPE AREA.
 - LOADING SPACE.
 - GARBAGE ENCLOSURE.
 - Site Features and Infrastructure:**
 - 48" WIDE SIDEWALK.
 - 36" WIDE SIDEWALK.
 - 36" WIDE SW (Service Roadway).
 - PROPERTY LINE.
 - RADU CRESCENT.
 - CONC BARRIER CURB.
 - ADDRESS SIGNAGE (12"x4").
 - BICYCLE PARKING.
 - CAN. POST MAILBOXES.
 - HYDRANT.
 - CURB AND GUTTER.
 - 6' HIGH CHAIN LINK FENCE.
 - Orientation:** A north arrow is located in the bottom right corner, pointing towards the top right.

Easy access to highways



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