

Colliers



**2302 Avenue C North, Saskatoon, SK** MLS®

## Avenue C industrial space **for lease**

Featuring two (2) grade doors, a secure fenced compound and on-site parking, the property is designed to accommodate a wide range of business operations.

Located in the Airport Business Area, this corner lot offers excellent visibility and accessibility. A welcoming front retail area features three (3) private offices and a staffroom with kitchenette, creating a comfortable and professional workspace. The warehouse with loading area ensures efficient shipping and receiving.

Asking:

**\$13**  
PSF



Grade level  
loading doors



Fenced  
compound

**Jason Wionzek**

Senior Vice President | Sales Associate

+1 306 227 2408

[jason.wionzek@colliers.com](mailto:jason.wionzek@colliers.com)

# Property Profile

## Avenue C Industrial

Strategically located in Saskatoon's Airport Business Area, the site offers excellent accessibility for both customers and staff.

**Building Area** 4,246 AC

**Site Area** 0.36 AC

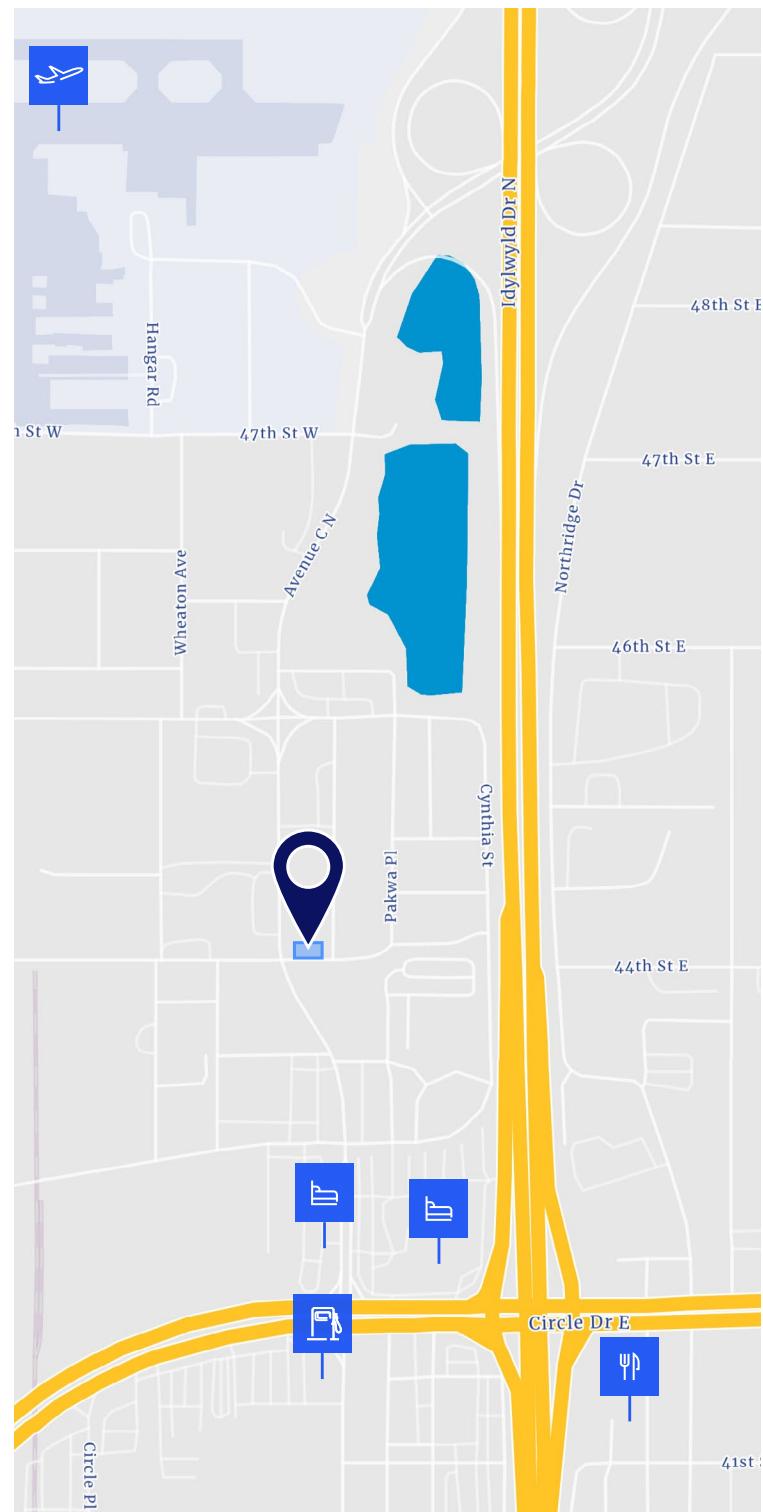
**Zoning** IL1 (Light Industrial)

**Parcels** 120822049, 131632354

**Possessions** Immediate

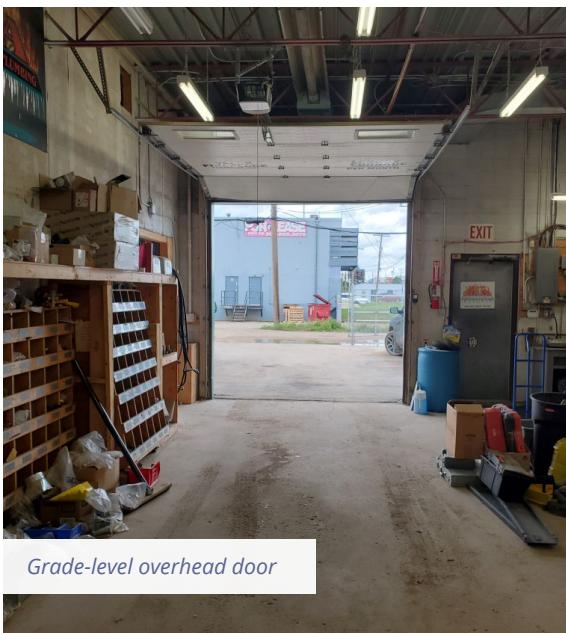
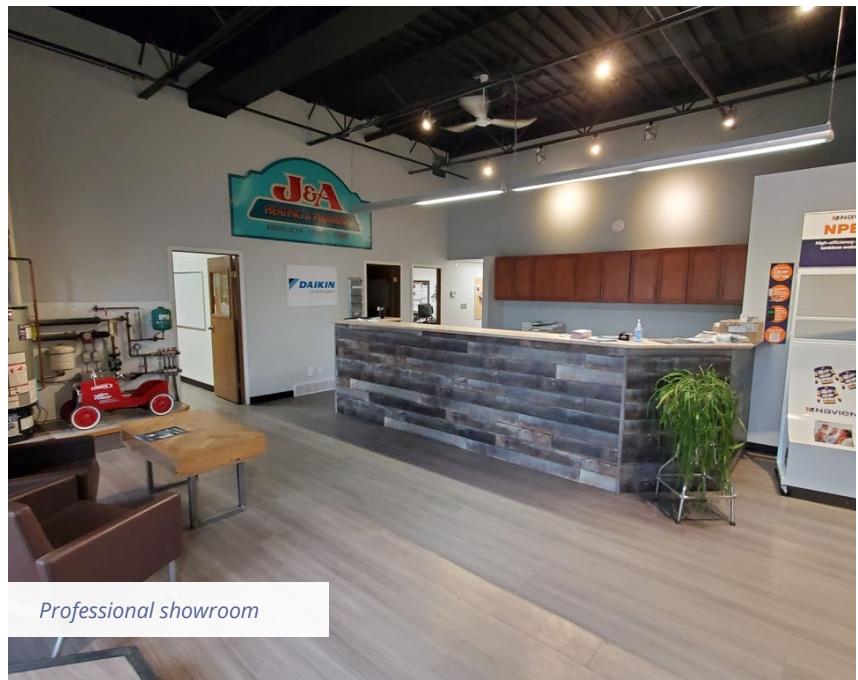
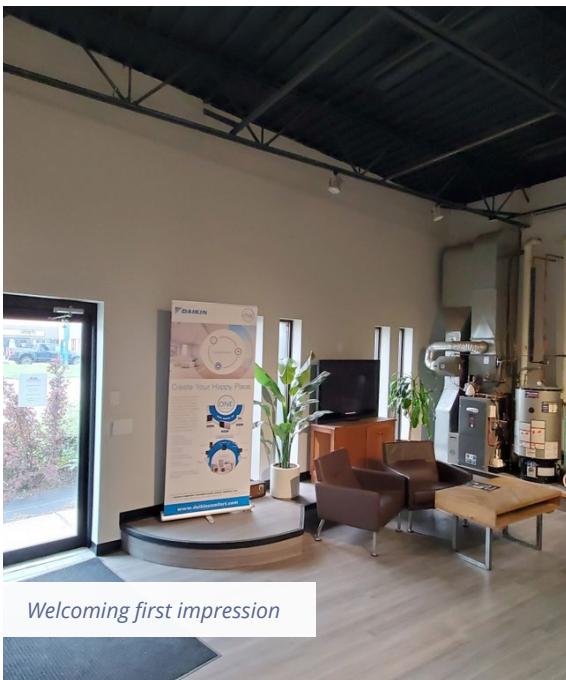
**Occupancy Costs** \$6.00/SF (est.)

**Net Lease Rate** \$13.00/SF



## Property features

- Two (2) 10' x 10' grade doors
- Three (3) offices
- Staff room with kitchenette
- Fenced compound
- On-site parking





**2302 Avenue C North, Saskatoon, SK MLS®**

**Jason Wionzek**

Senior Vice President | Sales Associate  
+1 306 227 2408  
jason.wionzek@colliers.com

[collierscanada.com/p-can2018691](http://collierscanada.com/p-can2018691)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers McClocklin Real Estate Corp.