



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

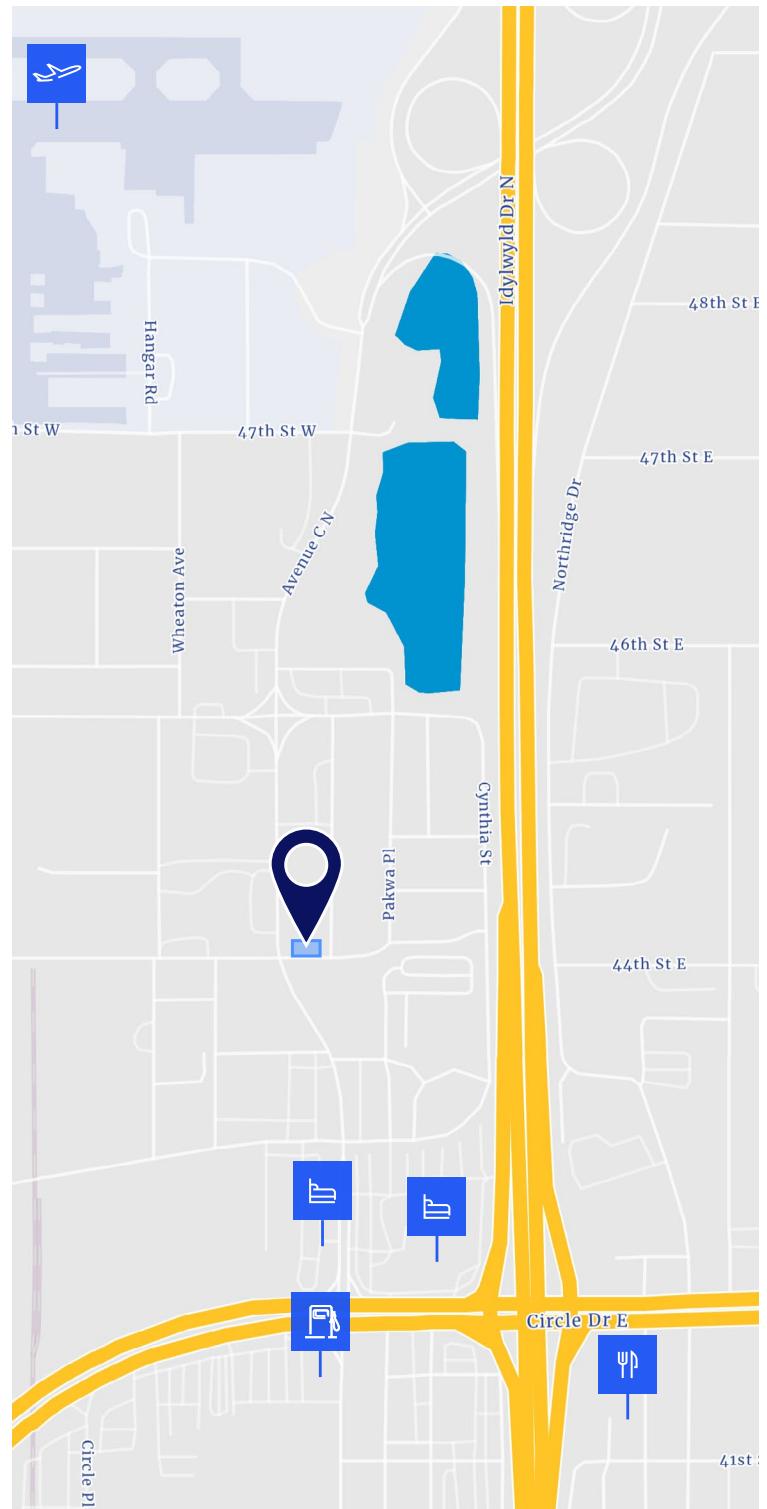
[jason.wionzek@colliers.com](mailto:jason.wionzek@colliers.com)

# Property Profile

## Avenue C Industrial

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

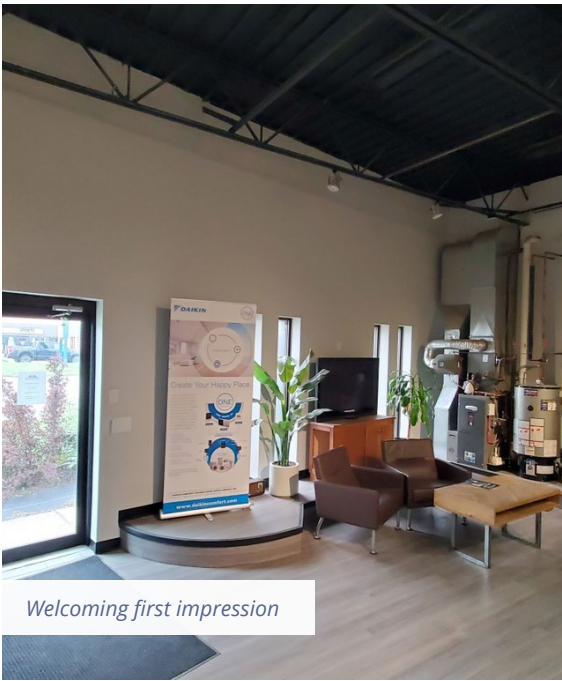
Building Area	4,246 AC
Site Area	0.36 AC
Zoning	IL1 (Light Industrial)
Parcels	120822049, 131632354
Possessions	Immediate
Occupancy Costs	\$6.00/SF (est.)
Net Lease Rate	\$13.00/SF



## Property features

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

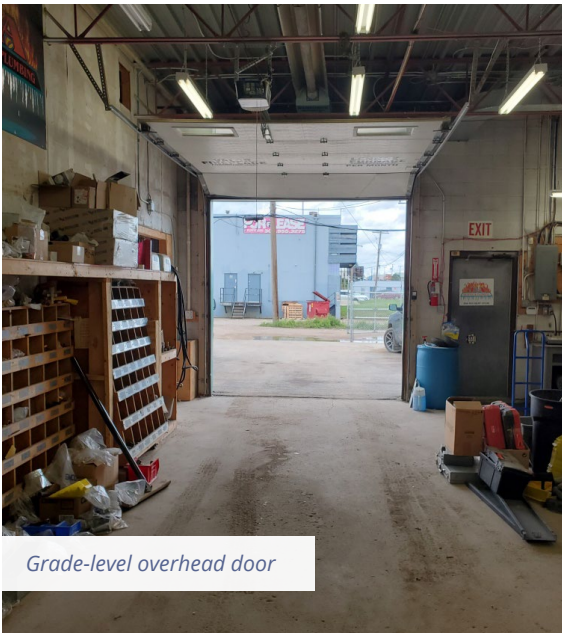




*Welcoming first impression*



*Professional showroom*



*Grade-level overhead door*



*Secure fenced compound*



*Strategic corner location*



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

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

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