



Colliers



1920 Alberta Avenue, Saskatoon, SK MLS®

Industrial space available **for lease**

Ideally suited for small contractors seeking a shop complimented by showroom and office space.

The location has easy access off of Circle Drive and is centrally located with industrial supply and support businesses close by.

Asking:

\$12
PSF



Easy Circle Dr
access



10' x 14'
grade door

Lloyd Minion

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Property Profile

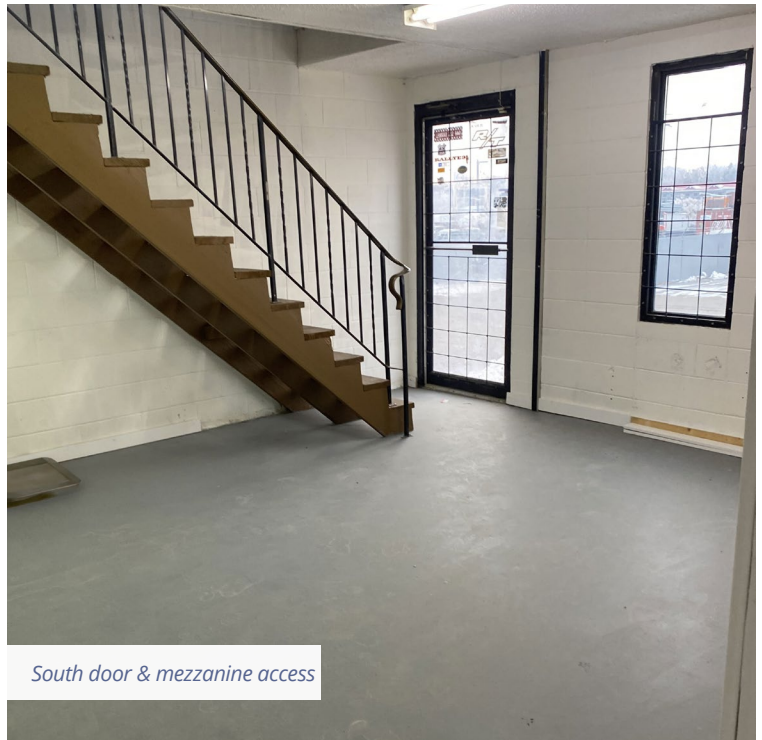
Industrial Space

This concrete block building is zoned for light-industrial use and is suitable for workshops, manufacturing, storage or warehousing as well as small-scale distribution.

Building Area	4,000 SF
Site Area	0.13 AC
Zoning	IL1(Light Industrial)
Parcel	118997656
Possession	Immediate
Occupancy Costs	\$4.50/SF (est.)
Net Lease Rate	\$12.00/SF



Building front



South door & mezzanine access

Property features

- Concrete block construction
- Two (2) building entrances along Alberta Avenue
- Front showroom with two (2) offices
- 750 SF mezzanine with new paint and flooring
- Rear warehouse with a 10' x 14' overhead door
- Two (2) washrooms



Service desk



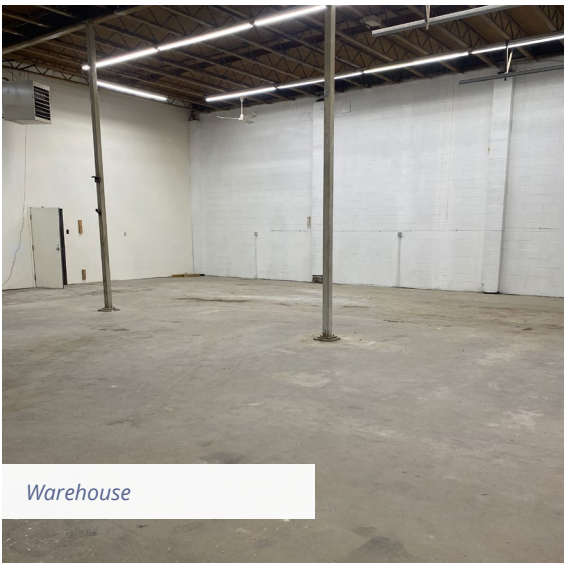
Showroom.



Mezzanine



Mezzanine

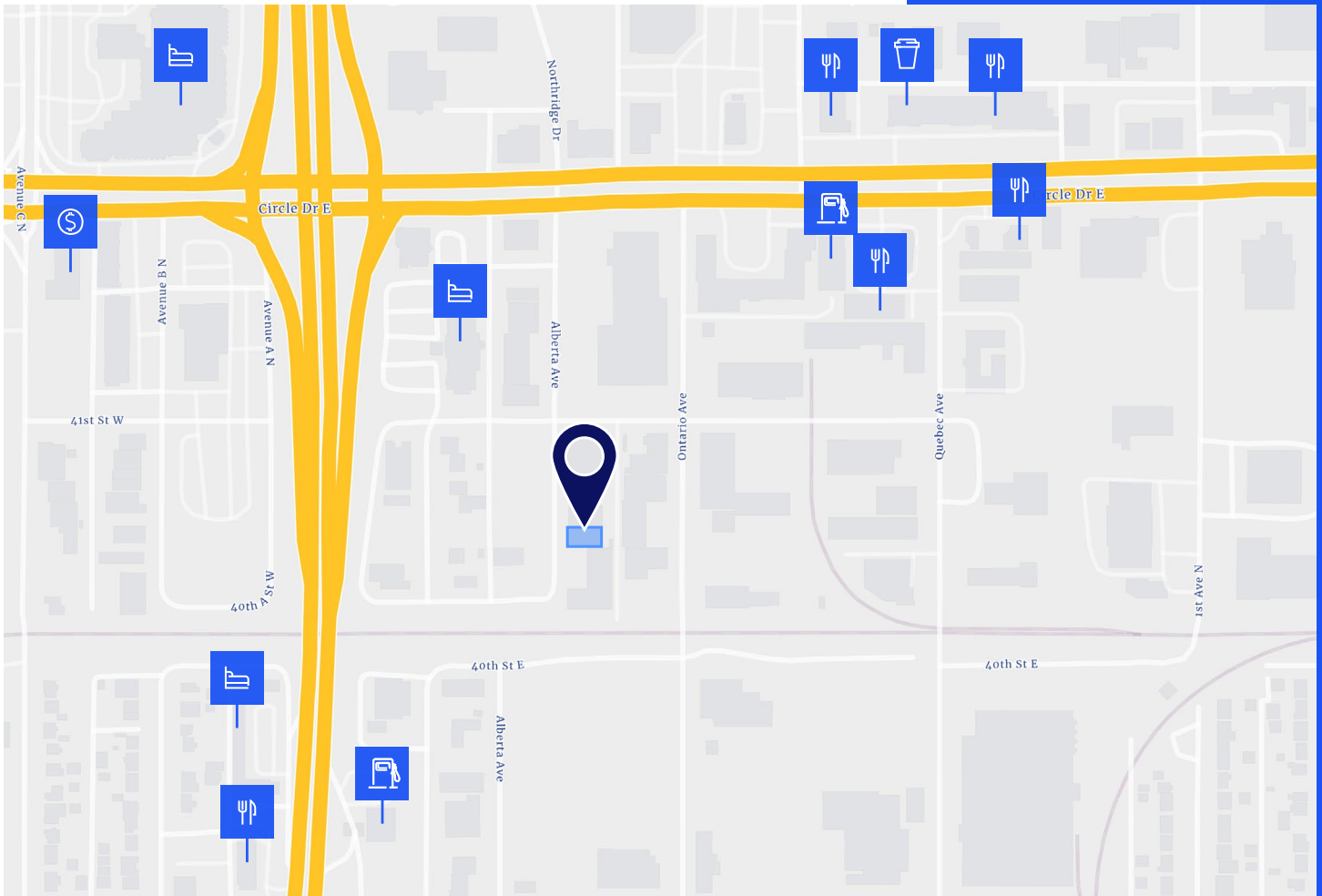


Warehouse



Warehouse

Easy access to local amenities



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