

838 56th Street East, Saskatoon, SK



24,513 SF Warehouse/Office

- 24' Ceiling Height
- Four (4) Dock Doors and Two (2) Grade Doors
- 800 amp, 600 volt, 3-Phase Power
- ± 3,800 SF of developed second floor office
- Paved front parking and loading area
- Newly renovated

Occupancy Costs \$2.60 PSF (est)

\$9.50 / SF Net Lease Rate

154, 1st Ave South, Saskatoon, SK



3rd Floor - 7,472 SF Office

- Secure office space with elevator access
- Many offices, windowed with lots of natural light
- Kitchen
- 18 Private offices
- 3 meeting rooms
- Great location opposite Midtown Plaza

Occupancy Costs \$16.85 PSF (est)

LEASE RATE STARTING AT \$10.00 PSF + 1 YEAR
FREE RENT

701 Cynthia Street, Saskatoon, SK



Bay 108 - 2,030 SF Warehouse/Office/Retail

- Glass store front
- Lots of customer parking
- Showroom, open work area, kitchenette and storage room
- Fully Customizable
- Overhead Door and Warehouse space

Occupancy Costs \$4.30 PSF (est)

\$13.00 / SF Net Lease Rate

701 Cynthia Street, Saskatoon, SK



Bay 106 - 2,981 SF Warehouse/Office/Retail

- Glass store front
- Free parking
- Three (3) Offices, One (1) Boardroom
- Multiple recent upgrades
- Overhead Door and Warehouse space

Occupancy Costs \$4.55 PSF (est)

\$13.00 / SF Net Lease Rate

FOR SALE

1594, rue de Biencourt, Montréal, QC



Multi-family Property - 6,793 sf

- Twelve (12) apartments on three (3) Levels
- Seven (7) exterior mini-storage
- Garden Level: Laundry Room
- Walking distance from Jolicoeur and Verendrye Park
- 5 minutes walk from Jolicoeur Metro
- Corner Lot

List Price - \$2.8 Million

LAND BANK - BUILD TO SUIT LOCATIONS

3630 Kochar Ave, Saskatoon, SK
3 Acres Build to Suit Location



2401 Millar Ave, Saskatoon, SK
3.74 Acres Build to Suit Location



221 Marquis Drive, Saskatoon, SK
3.05 Acres Build to Suit Location



Corman Park Development, SK
465 Acres Build to Suit Location



FOR LEASE - BRITISH COLUMBIA

1764 Kelly Douglas Rd, Kamloops, BC



11,180 SF Shop/Industrial

- Large yard with multiple access and egress options
- 30' clear height in shop (phase 2) and warehouse
- 25' clear height in shop (phase 1)
- 5 - oversized OH doors (16' by 16') in shop areas
- Drive through building
- Option to lease 5,400 sf former "Welding Shop"
- Option to lease additional office space in neighbouring building

Occupancy Costs \$5.00 PSF (est)

\$19.00 / SF Net Lease Rate

Includes 40% Site Coverage

Plus \$1.25 psf + NNN for remaining yard

1776 Kelly Douglas Rd, Kamloops, BC



11,745 SF Building on 1.53 acres of Industrial Land

- 40+ Parking Spots
- Large yard with multiple access and egresses
- 18' clear height in shop
- 1 - oversized overhead door (16' by 14')
- Option to lease additional yard space
- Option to lease additional office space on neighbouring property

Occupancy Costs \$5.00 PSF (est)

\$14.75 / SF Net Lease Rate

Includes 40% Site Coverage

Plus \$1.35 psf + NNN for remaining yard (approx. 39,462 sqft)

1764 Kelly Douglas Rd, Kamloops, BC



6,196 SF Office/Showroom

- Large showroom with lots of natural light
- 17 private offices and 4 open workspaces
- Flexibility to further enlarge showroom
- Second floor lunchroom/boardroom
- 30 paved parking spots included
- Great visibility from the TransCanada Highway
- Formerly occupied by Finning
- Option to lease additional buildings onsite
- Competitive lease rate

\$13.75 / SF Net Lease Rate + NNN

1764 Kelly Douglas Rd, Kamloops, BC



2.45 Acres Gated Compound

- Land can be demised in to smaller parcels
- Large yard with multiple access and egress options
- Large, level 2.45 Acre industrial yard
- 16% of the yard is paved
- Option for second ingress/egress point off Westoby Rd.
- Direct access to TransCanada Highway
- Centralized location, 3 minutes to downtown Kamloops

\$1.25 / SF Net Lease Rate + NNN

RECENT TRANSACTIONS

840 47th St E, Saskatoon, SK
8,000 SF Showroom/Warehouse



216 1st Ave S, Saskatoon, SK
4th Floor - 5,676 SF Office



3710 Kochar Ave, Saskatoon, SK
28,820 SF Custom Build on 4 Acres



205 Marquis Drive, Saskatoon, SK
15,015 SF Warehouse/Shop/Office



2900 Boundary Road, Westbank, BC
3,500 SF Showroom/Warehouse



167A 2nd Ave S, Saskatoon, SK
1,538 SF Restaurant



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