



± 4,500 SQ FT AVAILABLE  
**FOR LEASE**

RETAIL | OFFICE AND WAREHOUSE SPACE FOR LEASE

**2120 Airport Drive**

AIRPORT BUSINESS DISTRICT, SASKATOON



# PROPERTY DETAILS

**\$16.00**

Asking Price, PSF

**\$8.80\***

2025 Est. Occupancy, PSF

**Immediate**

Availability

District: Airport Business District

Zoning: IL1 (*Light Industrial*)

Parcel #: 118932240

Site Size: 0.62 Acres

Total Rentable Area: ± 4,500 SF

Parking: 21 Parking Stalls

## HIGHLIGHTS

- 21 parking stalls; additional parking in back
- Easy access and egress
- Back 45' of property used by Enterprise Rent-A-Car
- 2,800 SF of office space
- 1,100 SF of rear shop and service area
- 600 SF of warehouse



### LEAD AGENT

**MATT PRIEL**

Senior Sales Associate

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# OFFICE SPACE

FOR LEASE | 2120 Airport Drive, Saskatoon SK



- 3 private offices
- Boardroom
- Open work area



- Staff room with kitchenette
- Storage room
- File room

# WAREHOUSE AND SHOP SPACE

FOR LEASE | 2120 Airport Drive, Saskatoon SK



## Rear Shop/Service/Shipping: ± 1,100 SF

- 14' clear height, Storage and shipping area with a private office
- Dual service doors



## Warehouse: ± 600 SF



- 14' clear height, interceptor pit
- 10' x 10' grade o/h door
- 400A - 3 phase power
- Radiant heat


# NEIGHBOURHOOD PROFILE


## AIRPORT BUSINESS DISTRICT


FOR LEASE | 2120 Airport Drive, Saskatoon SK





 Vehicles: ±12,600 VPD  
(Airport Drive)  
 VPD count point

 Income: ± \$89,659  
(Median Household)

 Population: ±9,746

 14 minutes to downtown  
Saskatoon & 5 minutes  
to Saskatoon Airport

 Amenities area for staff  
includes restaurants, grocery,  
auto service, financial services

 Walking distant to 4 bus  
routes



**SCOTT FRIESEN**

*President / Broker*

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