



# University Heights Square

For Lease > Retail | Office

1804 McOrmond Drive, Unit 150  
Saskatoon, SK MLS®

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## Retail or Office Bay

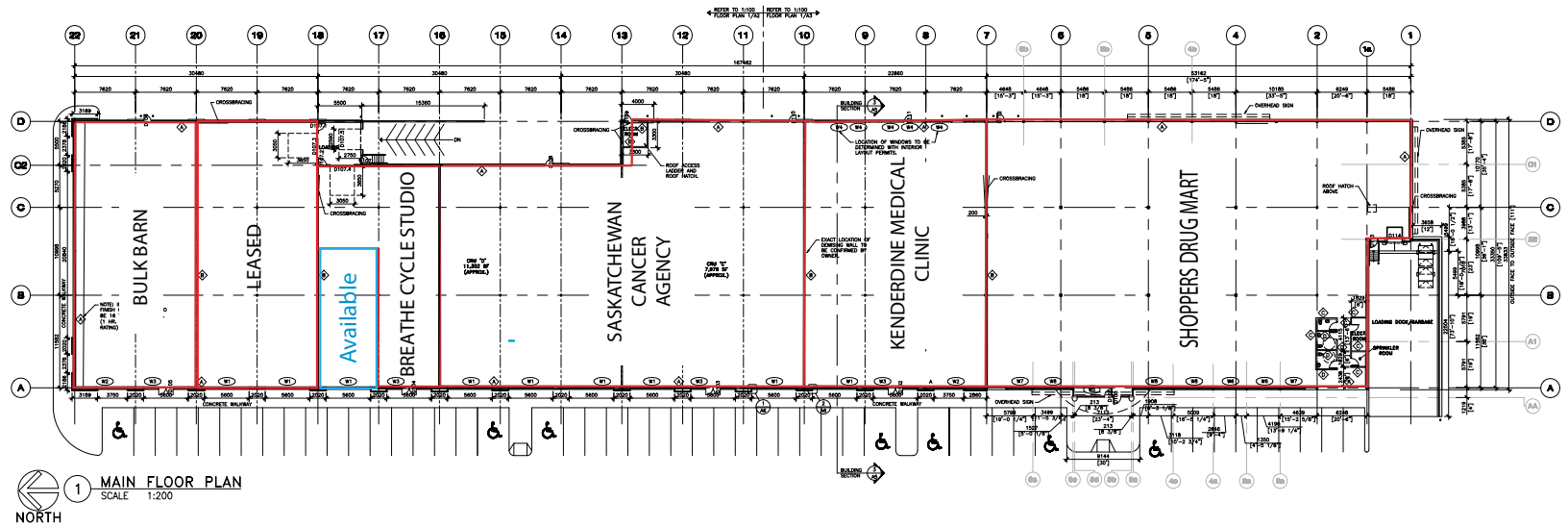
Located next to Bulk Barn, this building's tenants include the Saskatchewan Cancer Agency, Kenderdine Medical Clinic, Breathe Cycle Studio and Shoppers Drug Mart. The site is surrounded by of seven (7) rapidly expanding residential neighborhoods.

- > High-traffic exposure to McOrmond Drive and Attridge Drive
- > ± 45,000 population within seven (7) neighbourhoods
- > Average household income \$79,963
- > Development has excellent mix of national and local tenants

Can not accommodate restaurant use.

Available	± 1,475 SF Unit 150
Building	57,975 SF
Site	23 AC
Zoning	B4A (Special Suburban)
Parcel	165276197
Possession	Immediate
Occupancy Costs	\$10.00/SF (est. 2020)

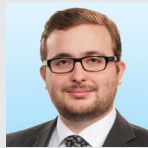
**Net Lease Rate** **\$28.00/SF**



## Contacts:



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