

FOR LEASE > RETAIL

1844 MCORMOND DRIVE, UNIT 118 | SASKATOON SK MLS®



# NORTHEAST RETAIL



## University Heights Square

Built-out retail bay available in the sought-after University Heights Square, the largest commercial center in Saskatoon's north-east sector. The property is prominently located with high traffic exposure to both McOrmond Drive and Attridge Drive.

## Property Features

- > ± 45,000 population within the eight (8) rapidly expanding neighbourhoods; Willowgrove, Arbor Creek, Erindale, Forest Grove, Silverspring, Evergreen, Aspen Ridge and University Heights Suburban Centre
- > Average household income in area is \$128,981 (3 km radius)
- > The development is in close proximity to:
  - > Sasktel Sports Centre
  - > Saskatoon Forestry Farm Park and Zoo
  - > Centennial Collegiate
  - > St Joseph Catholic High School

Available

Unit 118 ± 1,400 SF

± 21,824 SF Building

23 AC Site

B4A Zoning (Special Suburban)

Parcel 165295547

Possession Immediate

Occupancy Costs \$12.50/SF (est. 2018)

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

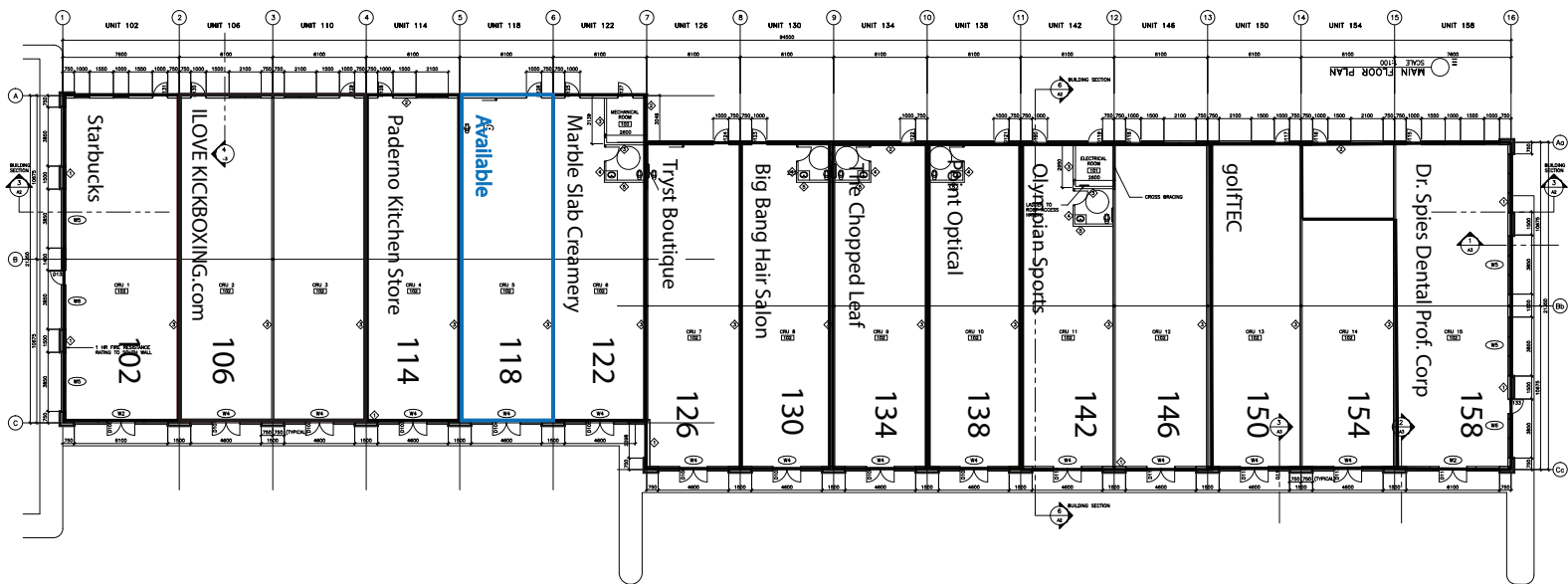
COLLIERS INTERNATIONAL  
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## Site Description

> 6.88:1 parking ratio

> Excellent, local provincial and national retail and office tenancy mix:

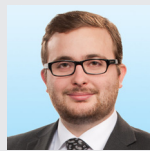
- > Safeway
- > Shoppers Drug Mart
- > CIBC
- > Wok Box
- > Mucho Burrito
- > Vintner's Cellar
- > KFC
- > Tim Horton's
- > Bulk Barn
- > Rock Creek Tap & Grill
- > Cherry Insurance
- > Saskatchewan Cancer Agency
- > Prairievew Surgical Centre



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