

FOR LEASE



2802 IDYLWYLD DR N, SASKATOON SK



OVERVIEW

With a population of 295,000, Saskatoon is the largest city in the province of Saskatchewan. It has one of the most diversified economies in the country, centered around a variety of natural resources. The Canadian Federation of Independent Businesses has ranked Saskatoon as one of the country's most "business-friendly" cities. Saskatoon's retail markets remain strong in the current economy as is evident by the current citywide retail vacancy rate of 4.0%.

This prime retail corner is available for lease with 42,500 average daily traffic count on 51st Street and 64,000 average count along Idylwyld Drive. This corner boasts one of the highest traffic counts in Saskatoon. The adjacent tenant is Princess Auto.

PROPERTY PROFILE

AVAILABLE FOR LEASE

29,000 SF (Can be demised)

LEASE RATE

\$16.00 PSF

OCCUPANCY COSTS

\$4.30 PSF

BUILDING SIZE

29,000 SF

LAND SIZE

6.1 Acres

LAND DETAILS

High traffic location on the corner of Idylwyld Drive North and 51st Street East

POSSESSION

Immediate

LEGAL DESCRIPTION

Surface Parcel 161569604

ZONING

IL1 - Light Industrial

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2802 IDYLWYLD DRIVE NORTH



51ST STREET/IDYLWYLD DRIVE NEIGHBOURHOOD PROFILE

OUTDOOR/LEISURE

Ski Doo/Can Am Dealership
Triumph/Ducati Dealership
Indian/Polaris Dealership
Kawasaki Dealership
Kehoe RV Dealership
FXR Adrenaline Unlimited
The North Face

AUTOMOTIVE

Co-op Gas/C-Store/Car Wash
Shell Gas/C-Store/Car Wash
Petro Canada Card Lock
NAPA Auto Parts/Autobody
Speedy Collision
Carstar Collision
Good Year Tire
Kal Tire
Tirecraft
Associated Tire

HOME IMPROVEMENT

Trail Appliances
Visions Electronics
Richardson Lighting
Sherwin Williams
Arctic Spa Hot Tubs
Kitchen & Bath
Surplus Furniture & Mattress
Feature Flooring
Elite Flooring
Floor It
Tandy Leather
Centennial Plumbing & Heating
Reliance Heating & Plumbing

GENERAL

Princess Auto
Peavey Mart
Lee Valley Tools
Loblaws Grocery
Canadian Western Bank
Royal Bank

FOOD & BEVERAGE

Boston Pizza
Original Joes
Jerry's Burgers & Gelato
McDonald's
Tim Hortons
Wendy's
Taco Bell
Quiznos
Extreme Pita
Taco Time
A&W
Subway
Quesada
Mr. Sub
Panago
OPA
Press'd
Edible Arrangements
Grandma Lee's



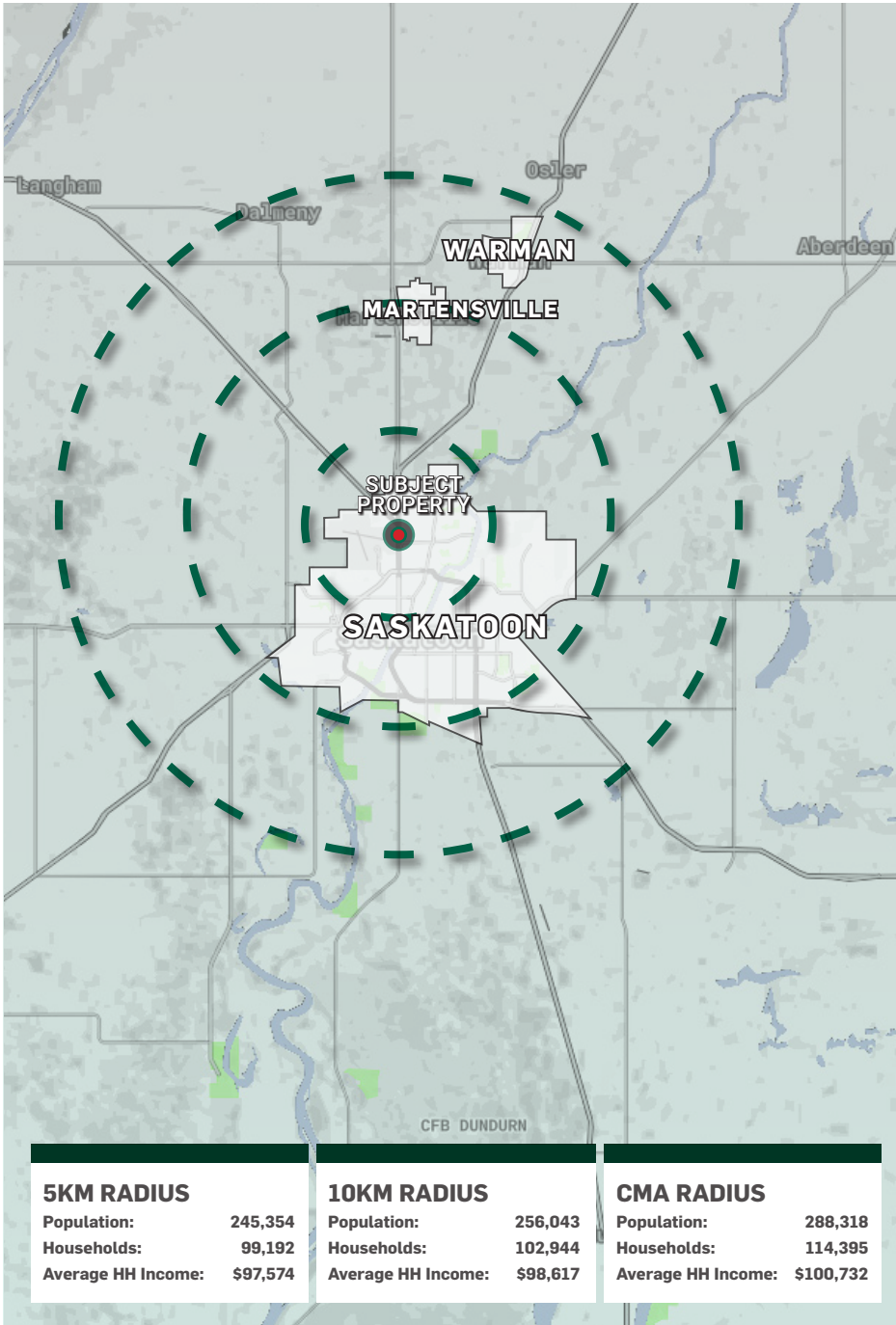
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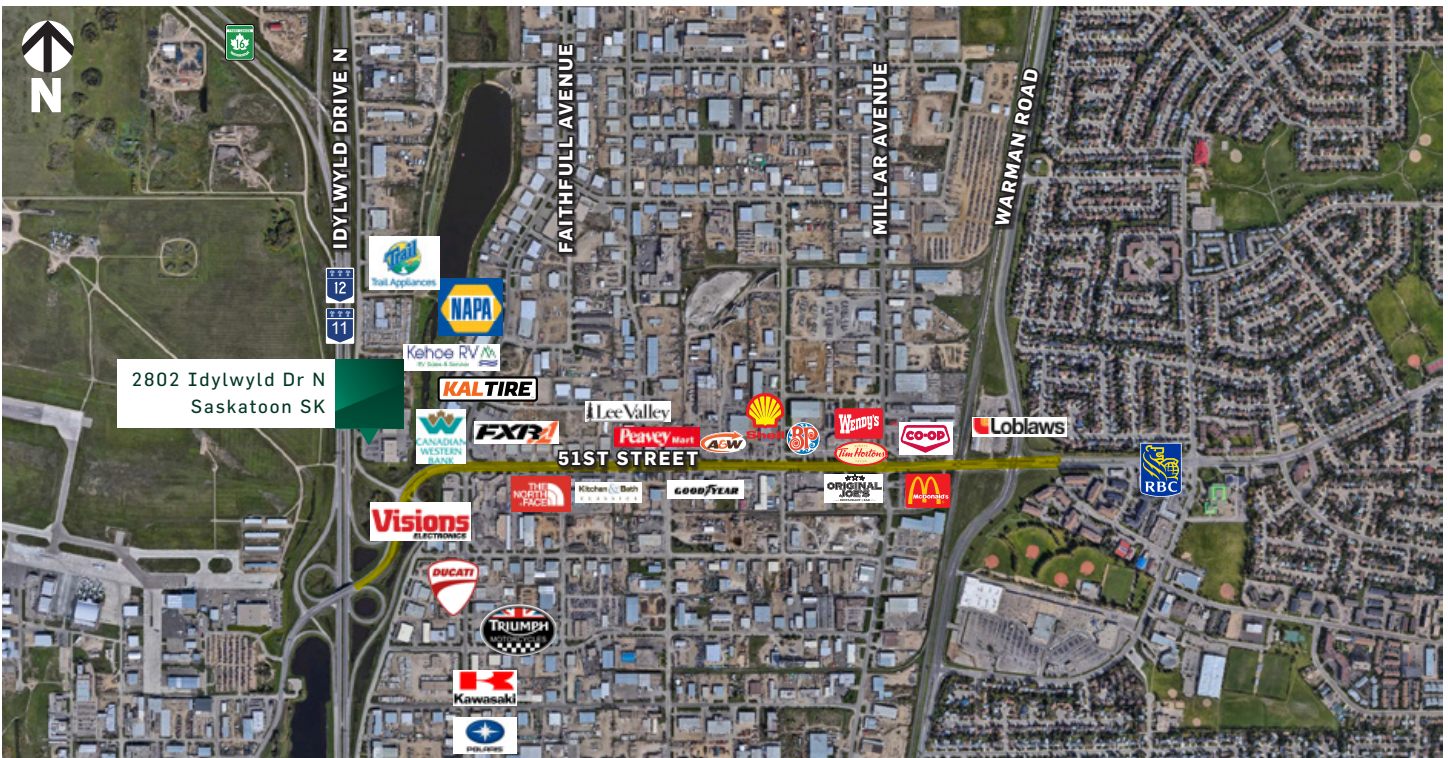
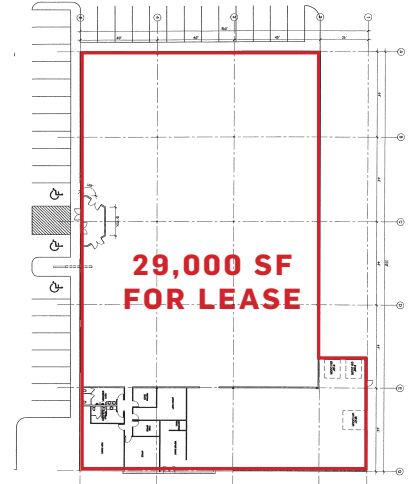
AREA DEMOGRAPHICS



51ST STREET HIGHLIGHTS

- 51st/Idylwyld/Faithfull Avenue represents one of the highest interchange traffic counts in Saskatoon.
- 51st Street is anchored by several big box retailers and motorcycle/ATV/RV dealerships at one end, and Loblaws Grocery with several sit down and QSR restaurants at the other end.
- All big box retailers that fall within the outdoor/leisure/home improvements categories are solo stores in Saskatoon or – in some cases – Saskatchewan.
- Opening fall of 2018 is Saskatoon's north commuter bridge which will make 51st Street readily accessible to the largest and fastest-growing northeast sector residential neighbourhood.
- Along with major retailers, 51st Street is interspersed with numerous secondary retailers such as insurance, cellphone stores, plumbing and heating, vehicle accessories, home décor, etc.

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**SALES & LEASING
DOWNTOWN**
275 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6116
F: 306.664.1940

**PROPERTY MANAGEMENT
DOWNTOWN**
100 – 261 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6118
F: 306.664.1940

**SALES & LEASING
NORTH**
840 48TH STREET E
SASKATOON, SK S7K 3Y4
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F: 306.931.0882

**SALES & LEASING
PROPERTY MANAGEMENT**
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