

# FOR SUBLEASE



COMMERCIAL REAL ESTATE

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*"ICR registrants, partners/ shareholders or employees shall not compete with ICR clients by virtue of the purchase, sale, leasing or development of commercial real estate within Saskatoon."*

## 113 1ST AVENUE EAST ROSETOWN, SK

**ZONING**  
C1

**LEGAL DESCRIPTION**  
Parcel 119549458

**AVAILABLE FOR SUBLEASE**  
6,330 SF

**SUBLEASE RATE**  
\$5.00-PSF **REDUCED:** \$3.95 PSF

**OCCUPANCY COSTS**  
\$1.92 PSF

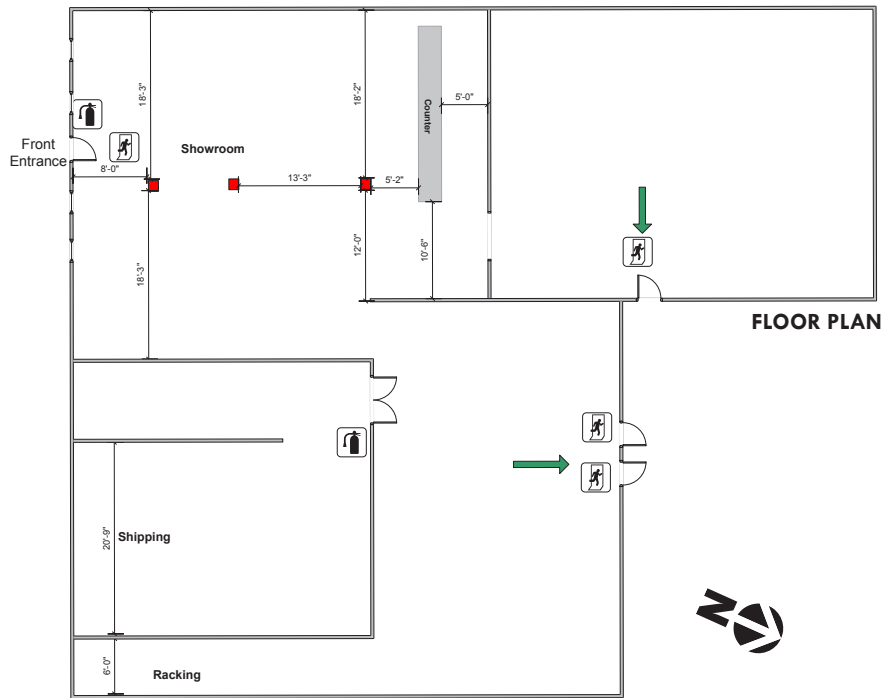
**LAND SIZE**  
±0.14 Acres

**LAND PARTICULARS**  
• Compacted fenced yard  
• One block from Highway #7

**BUILDING SIZE**  
6,330 SF

**BUILDING PARTICULARS**  
• Mezzanine with two offices  
• (3) washrooms  
• (2) dock doors 10 FT (h) x 8 FT (w);  
(1) grade door 14 FT (h) x 12 FT (w)  
• 16 FT clear ceiling height

**EXISTING LEASE EXPIRES**  
February 28, 2019



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