



431 Nelson Road, Saskatoon MLS®

University Heights office space **for lease**

Ideally suited for medical, dental, physical therapy practice, consulting or other professional office uses.

University Heights is a young and growing neighbourhood in Saskatoon's northeast quadrant surrounded by seven (7) neighbourhoods with a population of \pm 55,000 residents. The commercial area is home to many local and national retailers such as Safeway, Shoppers Drug Mart, Scotiabank, Boston Pizza and Montana's Cookhouse.

This unit features multiple roughed-in plumbing drains, providing minimal investment for personal services such as hair stylists, barbershop, or estheticians.

Accelerating success.

Asking:

\$25
PSF



\pm 1,750 SF
available



Parking
on site

Lloyd Minion

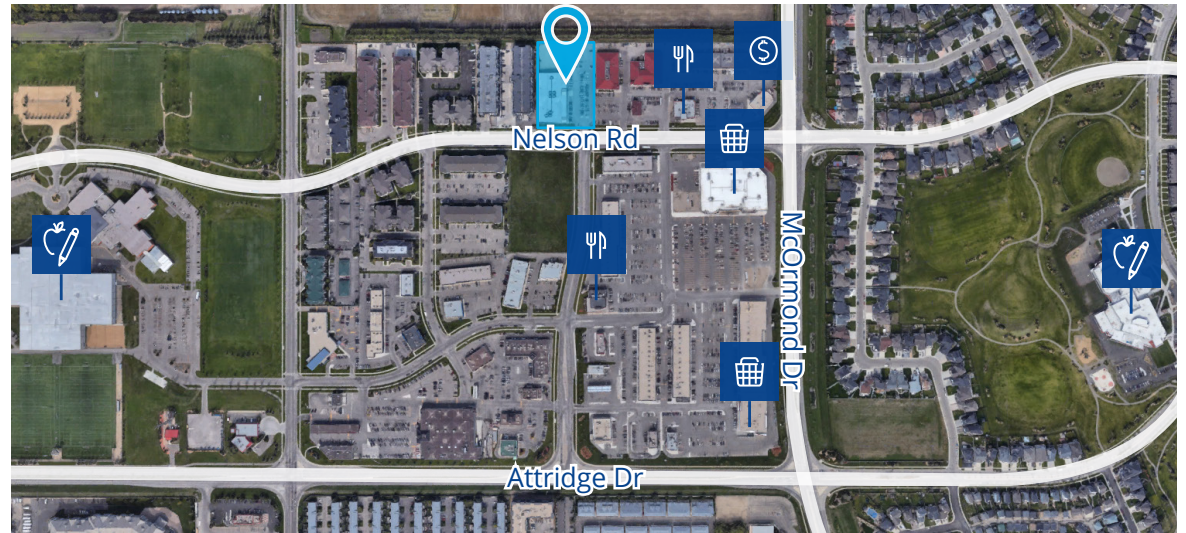
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Property Overview

Available	± 1,750 SF
Building	29,995 SF
Site Area	1.94 AC
Zoning	M3 (General Institutional)
Parcel	118517698
Possession	TBD
Occupancy Costs	\$9.50/SF (est.)
Net Lease Rate	\$25.00/SF

- Zoning allows for office, medical, financial institutions, educational, and personal services (ie: hair salons, estheticians)
- 134 on-site shared parking stalls
- Adjacent to many multifamily and residential condo developments
- \$127,000 average household income within a 3 km radius
- Close to St. Joseph High School, Centennial Collegiate, Saskatoon Soccer Centre, Alice Turner Library, Holy Family Catholic School, Willowgrove Elementary School and Saskatoon Forestry Farm & Zoo



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