



# Westgate Plaza

**For Lease > Retail Build-to-Suit**

**2410 22<sup>nd</sup> Street West**  
**Saskatoon, SK** Excl.

**KEITH WEBB**  
**+1 306 222 0774**  
keith.webb@colliers.com



**COLLIERS INTERNATIONAL**  
**+1 306 664 4433**  
**728 Spadina Crescent East**  
**Saskatoon, SK S7K 3H2**  
www.collierscanada.com/p-CAN2003187

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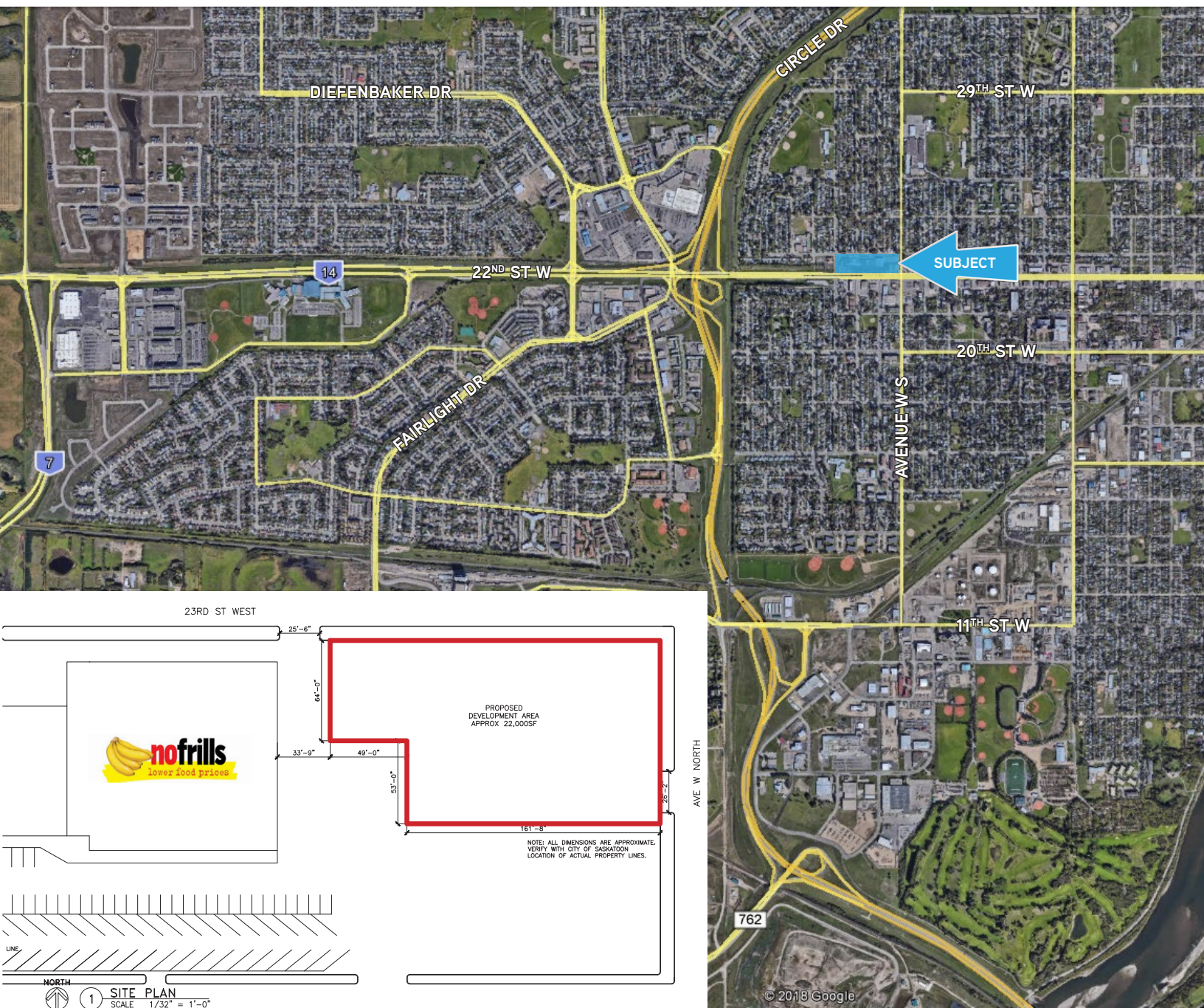
## Build-to-Suit

Westgate Plaza is prominently located on 22<sup>nd</sup> Street West with a traffic count of  $\pm$  38,250 vehicles daily (source: Stantec Consulting Ltd.). The property is surrounded by nine (9) neighborhoods with a population of  $\pm$  26,600.

- > Property boasts over 775' of frontage on 22<sup>nd</sup> Street West
- > 305 on-site parking stalls
- > Anchored by No Frills, Shoppers Drug Mart and Scotiabank
- > Tenants include AGI Insurance, Ultracuts, Swan Pizza, CheeseToast/TailGatorz, Money Mart, Teapot Asian, Westgate Medical and Minor Emergency Clinic

Available	22,000 SF Build-to-Suit
Building	63,101 SF CRU Development
Site	4.93 AC
Zoning	B4 (Arterial and Suburban)
Parcel	119956685
Possession	Immediate
Occupancy Costs	TBD
Net Lease Rate	TBD





## Contacts:



KEITH WEBB

Vice President | Sales Associate

+1 306 222 0774

+1 306 664 1216

[keith.webb@colliers.com](mailto:keith.webb@colliers.com)



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