

Stonebridge Village

3102-3142 Clarence Avenue South | Saskatoon, Saskatchewan



Retail Lease Opportunity



Ronmor Developers Inc.
Suite 250
5920 - 1A Street SW
Calgary, Alberta T2H 0G3

Kalen Morton
Senior Leasing Manager
403.692.4635 | 403.390.0812
kmorton@ronmor.ca



PROPERTY OVERVIEW



Located at the corner of Clarence Avenue South and Melville Street



Ample on-site parking



Good mix of professional, retail, and personal services within the centre



Daily traffic count in excess of 35,000 vehicles



Anchors include Urban Barn, Tim Horton's, RBC, and Motion Fitness



High daytime population within surrounding employment areas

Vacancy Information

Landlord's Legal Name: Stonebridge Village Inc.

Rentable Area: 2,614 SF

Lease Rate: Market

Annual Operating Costs: ±\$17.08 PSF (2026)

Availability: July 1/26

Term: 5-10 years

Zoning: IL1



LOCATION

3102-3142 Clarence Avenue South | Saskatoon, Saskatchewan



Area Businesses

- 1 Starbucks
- 2 Hampton Inn
- 3 Sheraton Four Points
- 4 Saskatoon Coop (Grocery)
- 5 Coop Gas Bar
- 6 SmartCentres
- 7 Lifemark Physiotherapy
- 8 Brown's Social House
- 9 Home Depot

SITE PLAN



PHOTOS | UNIT 102



The information contained herein is provided for general information only and is subject to change at any time. Ronmor Developers Inc. and/or Ronmor Holdings Inc. (or its affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing brochure.

IDEAL USES



Clothing Store



Restaurant



Medical Clinic



Liquor Store