

University Heights Square

Retail Unit for Lease

#146-1824 McOrmond Drive
Saskatoon, SK
www.cbre.ca/saskatchewan

Unit 146 Available – 1,416 SF





\$36.00

Asking Net Rent PSF

\$16.05

Occupancy Costs PSF est.
(2026)

1,416

Square Feet

Location Overview

University Heights serves as a key commercial hub for Saskatoon's rapidly growing northeast sector. The surrounding area is characterized by dense, family-oriented residential neighbourhoods, with ongoing expansion supporting long-term retail demand. The centre draws a broad customer base, including:

- Nearby residents from several established and developing communities
- Students and faculty from the University of Saskatchewan
- Visitors accessing medical, retail, and dining amenities

The area is further supported by multiple high schools, recreational facilities, and sports centres, contributing to steady daytime and evening activity.

- Direct access to major arterial routes including Attridge Drive and McOrmond Drive
- Public transit connectivity linking to the University of Saskatchewan and surrounding neighbourhoods
- Opportunity to operate in a dominant retail centre within a rapidly-growing area on Saskatoon's east side

The Offering

University Heights Square Retail

Unit #146 presents an exceptional opportunity to lease 1,416 SF of retail space in one of Saskatoon's premier northeast retail area. Strategically positioned at the corner of Attridge Drive and McOrmond Drive, the property benefits from excellent visibility, strong traffic exposure, and convenient access for both customers and staff.

Situated within University Heights Square, this established shopping destination is anchored by a diverse mix of national and regional tenants, including Tim Hortons, Montana's, Shoppers Drug Mart, Safeway, Starbucks, and CIBC, creating consistent daily traffic and cross-shopping opportunities.



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For Lease



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Property Summary

This is a rare opportunity to secure space in a high-performing retail centre within a demographically strong and expanding trade area. The unit is well-suited to a variety of uses seeking:

- Strong co-tenancy
- High visibility
- Access to an established and growing customer base

ADDRESS

#146-1824 McOrmond Drive, Saskatoon, SK

UNIT SIZE

1,416 SF

ASKING NET RENT

\$36.00 PSF

OCCUPANCY COSTS

\$16.05 PSF est.

LOCATION DESCRIPTION

University Heights Square



Contact Us

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