



3210 Idylwyld Drive North, Saskatoon, SK Excl.

Service bays and shop with office **for lease**

North Industrial property ideal for a heavy duty service center.

The property features nine (9) service bays, a full shop, an office and a spacious mezzanine. Designed for optimal functionality and logistics, the site features 500' of frontage along Idylwyld Drive North. The oversized yard allows for prominent product placement, ensuring maximum exposure on a high-traffic corridor with exposure to over 50,000 vehicles daily. The strategic location provides easy access to Highways 11, 12 and 16, as well as the Chief Mistawasis Bridge.

Asking:

\$14
PSF



11
grade doors



Fenced
compound

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Property Profile

Service Bays with Office

Neighborhood businesses include Princess Auto, Crazy Bins, Trail Appliance, Martin Motor Sports, Golden West Trailers, Costco, Harley Davidson, Hyundai and Volkswagon.

Building Area	Main Floor	25,625 SF
	Mezzanine	6,033 SF
	Mezzanine	416 SF
	Total	32,074 SF

Site Area 2.8 AC

Zoning IL1 (Light Industrial)

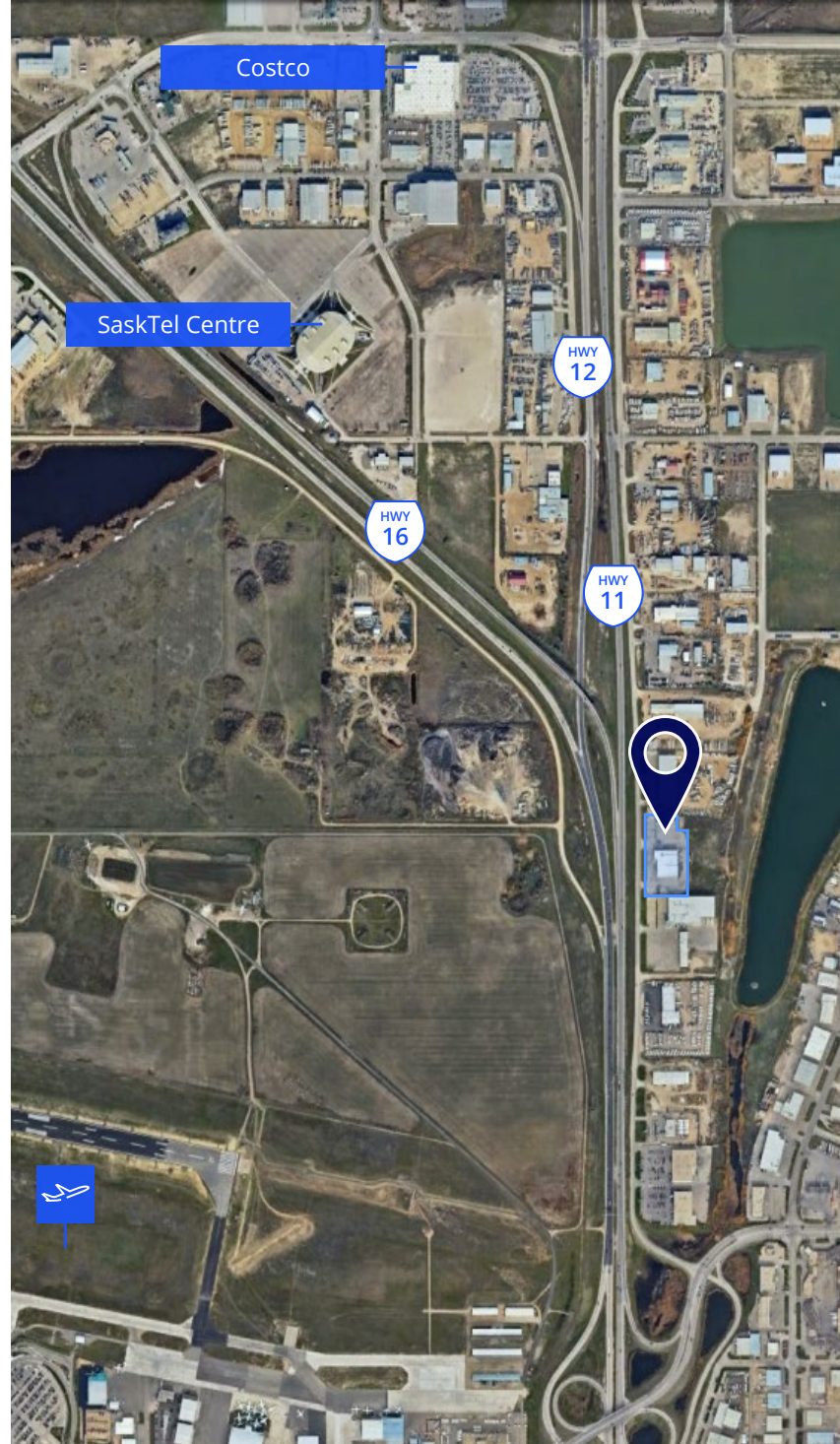
Portion of Parcels 118981389, 118981367

Possession Immediate

Occupancy Costs \$4.65/SF (est.)

Net Lease Rate \$14.00/SF

Net Lease Rate calculated on 25,625 SF Main Floor area only.



2.8 AC site



Easy access to Hwy 11, 12 & 16



9 service bays



Prominent Idylwyld location



South side service bays



Idylwyld Dr N exposure



South side service bays

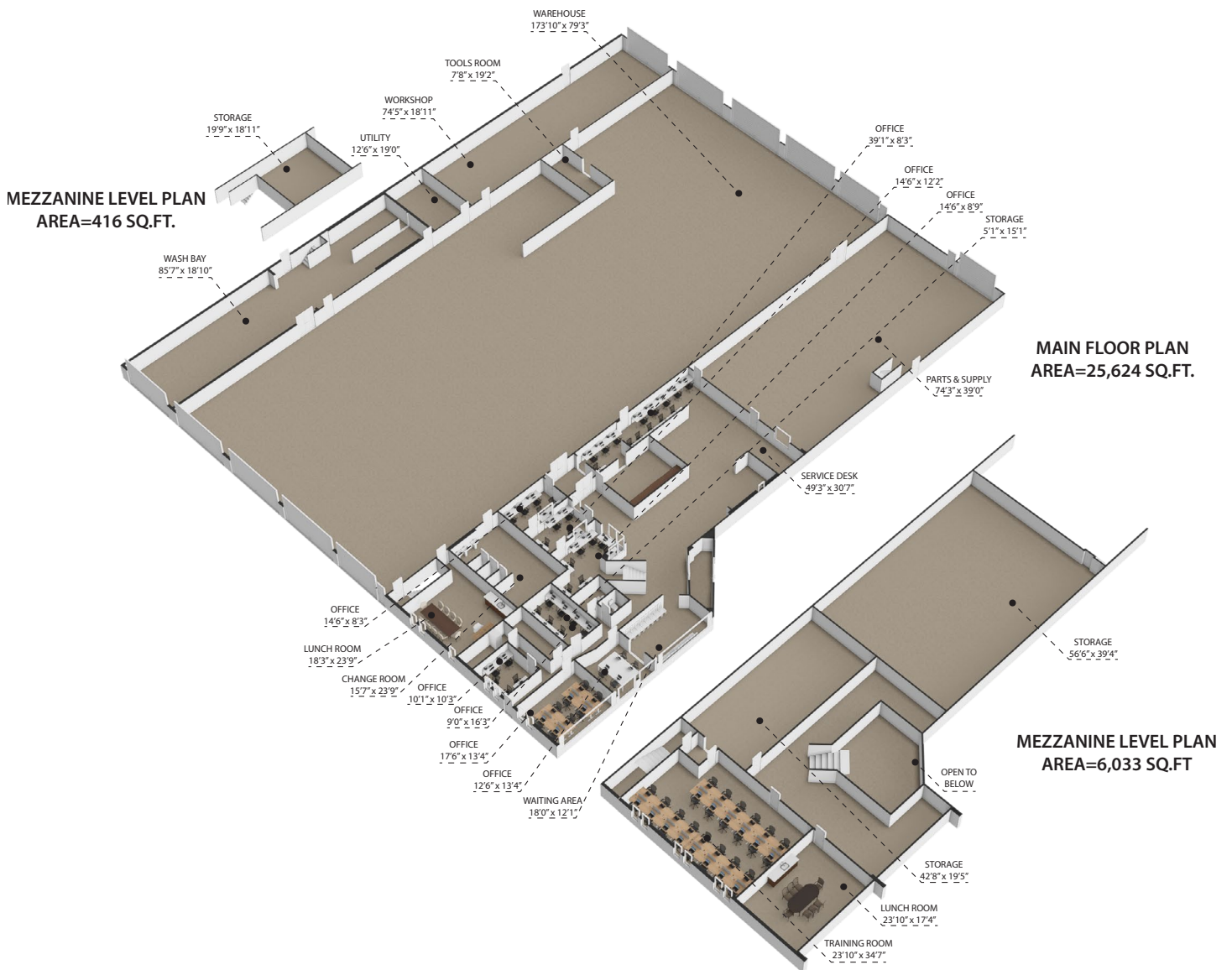
Features

- Office/reception and waiting area, service desk, eight (8) private offices, large training room/boardroom, lunchroom, and change room
- Parts area with access from reception serviced by a 10' x 10' grade level door
- Nine (9) drive-in service bays that are 170' in length serviced by 12' x 14' grade level doors
- One service bay that is 41' serviced by a 12' x 14' grade level door
- One service bay that is 74' serviced by a 12' x 14' grade level door
- Dedicated wash bay serviced by a 12' x 14' grade level door
- One (1) 10-ton and one (1) 1-ton jib crane
- 6,033 SF mezzanine overlooking the main entrance and containing 3,000 SF of storage space

32,074
total square feet

*Net Lease Rate calculated on
25,625 SF Main Floor area only.*

Floor Plan



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