



1008 Taylor Street East, Saskatoon, SK Excl.

# Churchill Shopping Centre unit **for lease**

Neighborhood shopping center offering high residential density and purchasing power.

Ideal for a variety of retail, medical, or service-based uses, this unit is across from Aden Bowman Collegiate, driving consistent daily foot traffic.

- Excellent signage opportunity on both Taylor and Clarence Avenue
- Abundant parking, including dedicated stalls at the rear of the building
- Strong tenant mix including No Frills, Circle K, Family Pizza, TacoTime, Cumberland Veterinary Clinic and Churchill Dry Cleaners
- Basement storage space available

Asking:

# Market Rate



Bay 40  
1,784 SF



Professionally managed

**Ward Edwards**

Senior Sales Associate

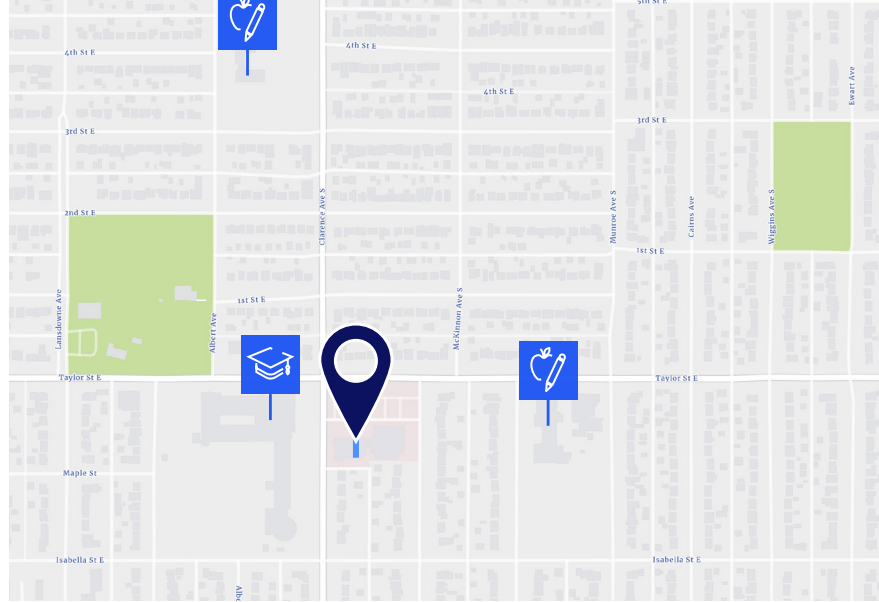
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# Property Profile

## Churchill Shopping Centre

The site has direct access to public transit with multiple bus routes passing in front and it is just minutes from major corridors such as 8<sup>th</sup> Street East and Preston Avenue.



**Available** Bay 40 1,784 SF

**Building Area** 27,790 SF

**Site Area** 2.24 AC

**Zoning** B2(Commercial)

**Parcel** 120097784

**Possession** Immediate

**Occupancy Costs** \$14.75/SF (est.)

**Net Lease Rate** Market Rate



*Upgraded exterior*



*Ample parking*

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### Ward Edwards

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