



Your Sign Here



Asking:

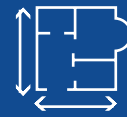
\$30
PSF

For Lease | 421 Ludlow Street, Saskatoon Excl.

Professional space in University Heights.

Ideal for medical professionals including general practitioners, specialists, private nursing clinics private schools and office users.

Conveniently located among medical offices and retail outlets, the space is currently built-out for a medical user.



Bay A
± 1,603 SF



Parking on site

Ward Edwards

Senior Sales Associate
+1 306 850 3353
ward.edwards@colliers.com



Specifications

Available

Bay A ± 1,603 SF

Site Area

0.39 AC

Zoning

M3 (General Institutional)

Parcel

101882954

Possession

Immediate

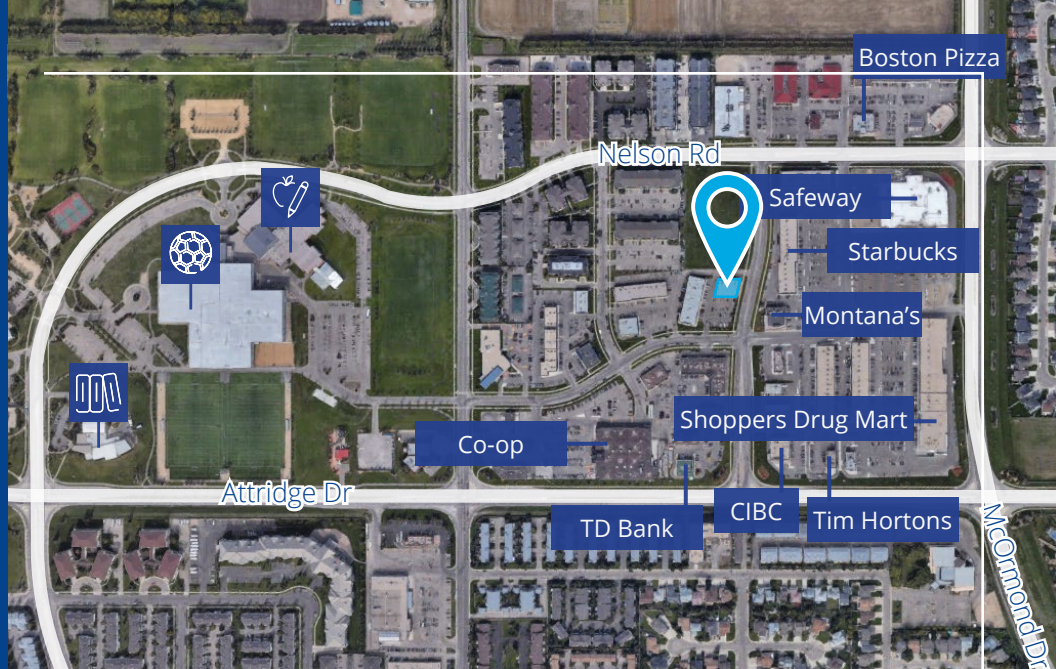
Occupancy Costs

\$15.00/SF (est.)

Net Lease Rate

\$30.00/SF

collierscanada.com/p-can2013739



Property features

- Large reception area with seating
- Large storefront windows
- Track lighting
- Eight (8) treatment rooms
- Laundry room with drain
- Washroom
- Two (2) electrified parking stalls with rear exit

421 Ludlow Street, Saskatoon Excl.

Ward Edwards

Senior Sales Associate

+1 306 850 3353

ward.edwards@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025 Colliers McClocklin Real Estate Corp.



collierscanada.com