



1415 Ontario Avenue, Saskatoon, SK Excl.

# Versatile lower-level for lease

Adaptable space with flexible mixed-use potential.

This 17,000 square foot lower-level space offers a rare opportunity for creative and functional uses under IL1 zoning. Currently configured as a parkade, the space features a column grid layout, ramp and grade-level drive-in access, and the ability to connect to the main floor. Well-lit and secure, with two existing washrooms, this subsurface area is ideal for dry storage, specialty industrial applications, or innovative mixed-use concepts.

Asking:

\$5.00  
PSF



IL1 zoning



17,000 SF  
basement

**Jason Wionzek**

Senior Vice President | Sales Associate

+1 306 227 2408

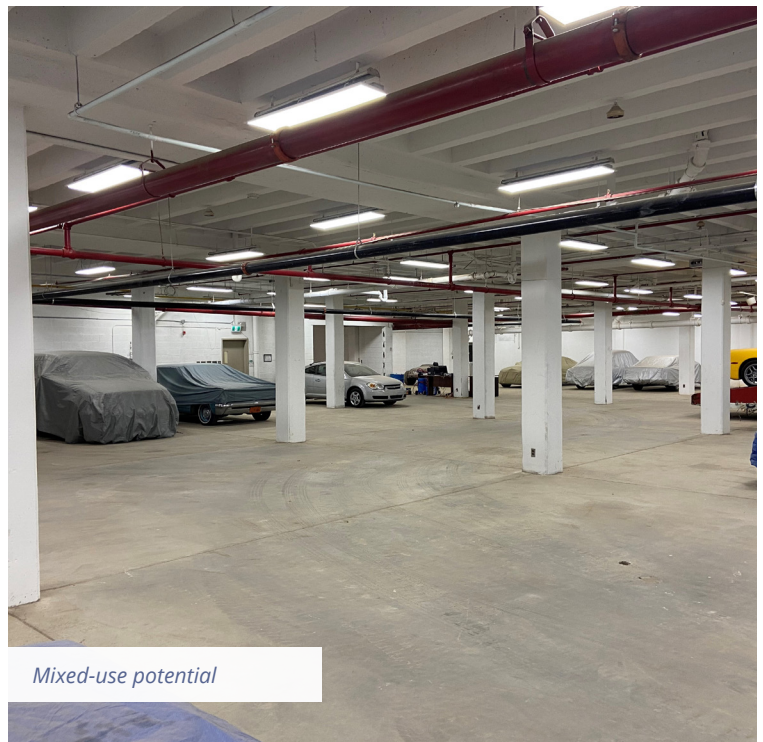
[jason.wionzek@colliers.com](mailto:jason.wionzek@colliers.com)

# Property Profile

## Flexible Lower Level

A flexible lower-level space with drive-in access, existing washrooms, and mixed-use potential under IL1 zoning.

<b>Available</b>	17,000 SF
<b>Building Area</b>	54,778 SF
<b>Site Area</b>	4.51 AC
<b>Zoning</b>	IL1 (Light Industrial)
<b>Parcels</b>	118956088, 118956112, 119011283
<b>Possession</b>	Immediate
<b>Utilities</b>	\$2.00/SF (est.)
<b>Occupancy Costs</b>	\$3.50/SF (est.)
<b>Net Lease Rate</b>	\$5.00/SF

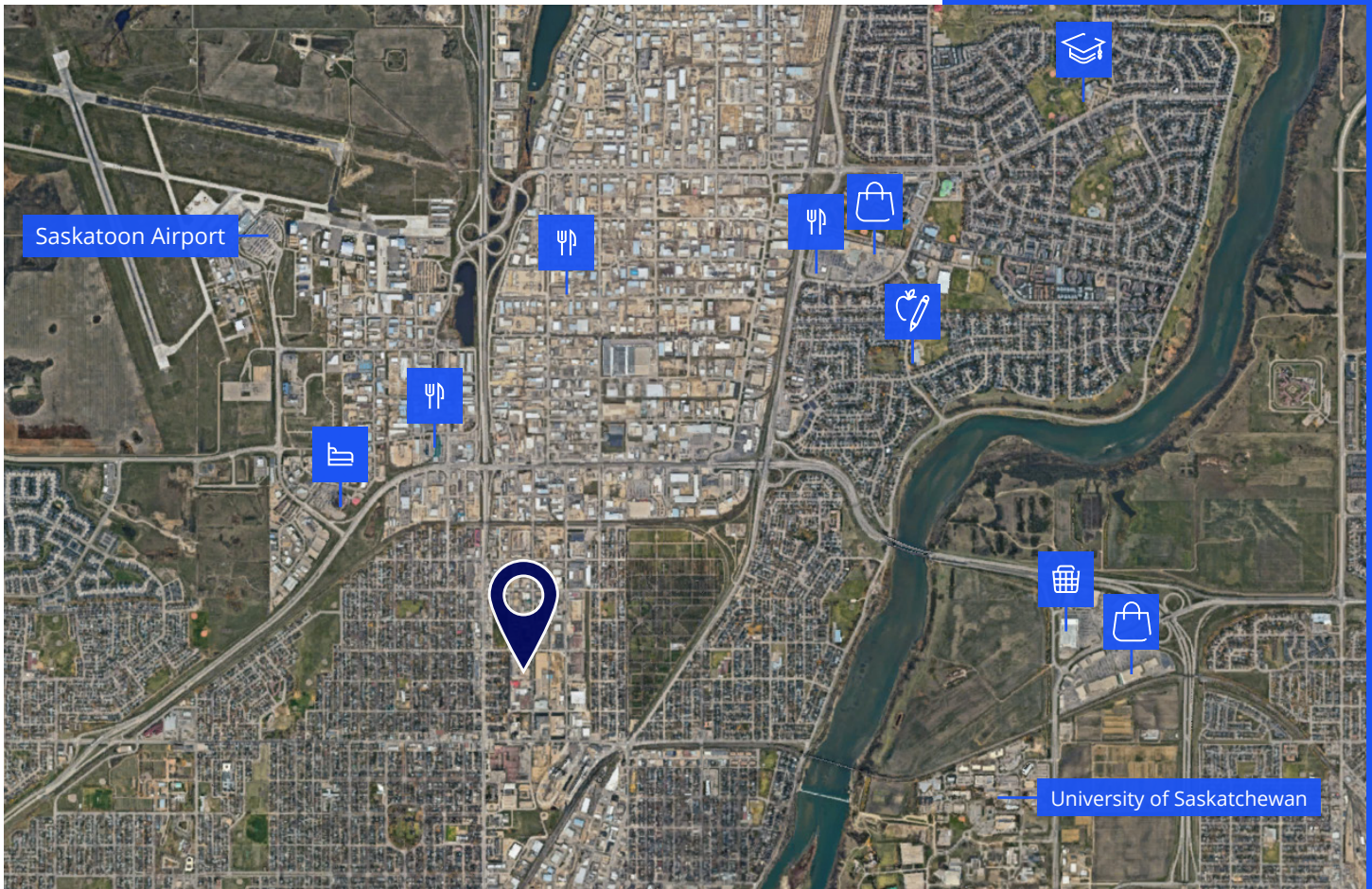


## Property features

- Secure, well-lit environment
- Drive-in access via ramp and grade loading door
- IL1 zoning allowing for diverse industrial uses
- Potential for main floor connectivity
- Currently configured as a parkade – adaptable footprint
- Two (2) existing washrooms



# Easy access to local amenities



**Jason Wionzek**  
Senior Vice President | Sales Associate  
+1 306 227 2408  
[jason.wionzek@colliers.com](mailto:jason.wionzek@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 © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers McClocklin Real Estate Corp.

[collierscanada.com/p-can2020696](https://collierscanada.com/p-can2020696)