

\$ - Bay 40 4023 Brodsky Avenue, Saskatoon

MLS® #SK009804

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0 Bedroom, 0.00 Bathroom, 2,604 sqft
Industrial

Marquis Industrial, Saskatoon, Saskatchewan

LAST REMAINING BAY AVAILABLE FOR LEASE. Bay #40, 4023 Brodsky Ave. (2,604 SF). Warehouse bay features clear span construction; floor drains with interceptor pits; 12'x12' automatic grade level over head doors; high bay LED lighting; ample paved parking available (50 stalls); 62' deep bays; 100 A, 230/208 V, 3 Phase electrical panel. Office build outs to Tenants specifications can be included with Lease for qualified Tenants. Excellent exposure on 71st St., conveniently located on the Northwest corner of Brodsky Ave. and 71st St. E. This property has great access to all north end roadways and the Chief Mistawasis bridge provides easy access to the east side. Bay #40 - 2604 SF. \$16.00 PSF Net Rent; \$4.35 PSF Occupancy Cost (inc. Property Tax) Net Rent (\$3,472.00) + Occupancy Costs (\$943.95) = \$4,415.95 + GST per month. (id:6289)

Built in 2025

Essential Information

Listing #	SK009804
Bathrooms	0.00
Square Footage	2,604
Year Built	2025
Type	Industrial
Sub-Type	Leasehold

Community Information



Address	Bay 40 4023 Brodsky Avenue
Subdivision	Marquis Industrial
City	Saskatoon
Province	Saskatchewan
Postal Code	S7P0C9

Amenities

Amenities	Storefront
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Listing Details

Listing Office	RE/MAX Saskatoon
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