



610 TAYLOR STREET EAST

SASKATOON, SASKATCHEWAN

NATIONAL INVESTMENT TEAM | CALGARY
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INVESTMENT HIGHLIGHTS

- ▶ Excellent opportunity to acquire a fully-leased, free-standing retail property located at the centre of four established communities
- ▶ Occupied by Shoppers Drug Mart until January 2028, with contractual rent steps
- ▶ High-exposure site at the intersection of Broadway Avenue & Taylor Street
- ▶ Parking ratio of 4.4 stalls per 1,000 SF

THE OFFERING

Excellent opportunity to acquire a stand-alone retail building that is fully-leased to Shoppers Drug Mart with more than 8 years of remaining term.



OFFERING PROCESS

610 Taylor Street East is being offered without a list price. Prospective purchasers are invited to submit expressions of interest to purchase the Property on or before 2:00pm (MDT) on Wednesday, November 6, 2019.

PROPERTY DETAILS

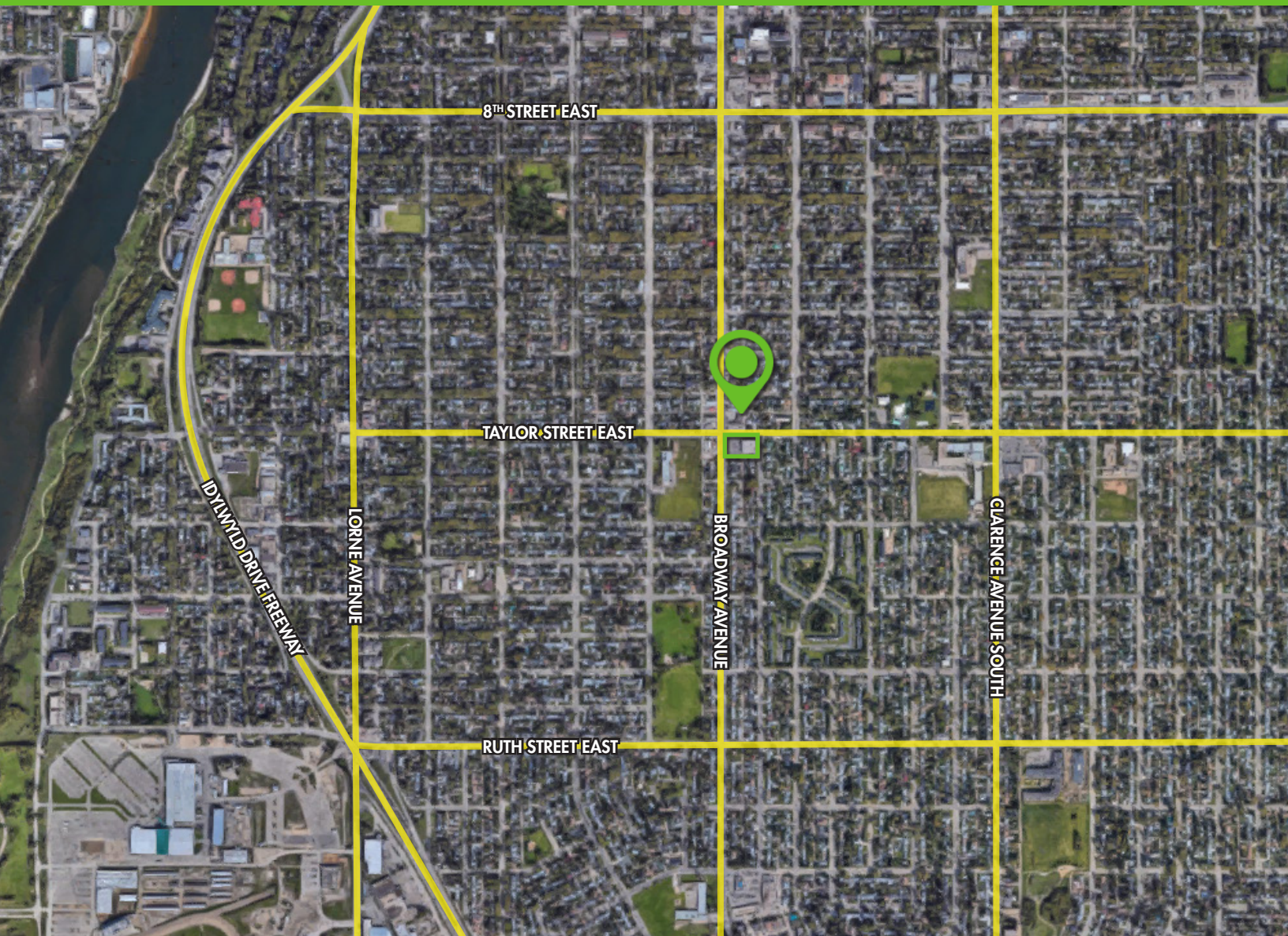
MUNICIPAL ADDRESS:	610 Taylor Street East Saskatoon, SK
NRA:	10,500 SF
YEAR BUILT:	1987 / Expanded in 2012
SITE SIZE:	30,268 SF (0.69 Acres)
PARKING:	46 Stalls

FINANCIAL DETAILS

OCCUPANCY:	100%
TENANT:	Shoppers Drug Mart
IN-PLACE RENT:	\$25.00 PSF
WALT:	8.1 Years
RENEWAL OPTIONS:	2 x 5 Years at FMR, Not Less Than Previous Year

CBRE





FOR MORE INFORMATION, PLEASE CONTACT:

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