

# Millar Crossing

831 51st Street East

On the Corner of 51st Street and Millar Avenue



## For More Information Contact:

Mary Hipperson  
Commercial Sales and Leasing  
306 715 8700  
[mhippersion@concordegroupp.com](mailto:mhippersion@concordegroupp.com)

1171 8th Street East, Saskatoon  
306 668 3004  
[cgcproupperties.com](http://cgcproupperties.com)

**CONCORDE**  
PROPERTIES

# Phase 1

Both Phase 1 & 2 of Millar Crossing are Completely Leased



Phase 1 features a diverse mix of retail and restaurant users including: Subway, Tommy Gun's, Opa Souvlaki, Edible Arrangements, Taco Del Mar and Panago.



## Phase 2

Home to a 7,816 Sq.Ft.  
Original Joe's

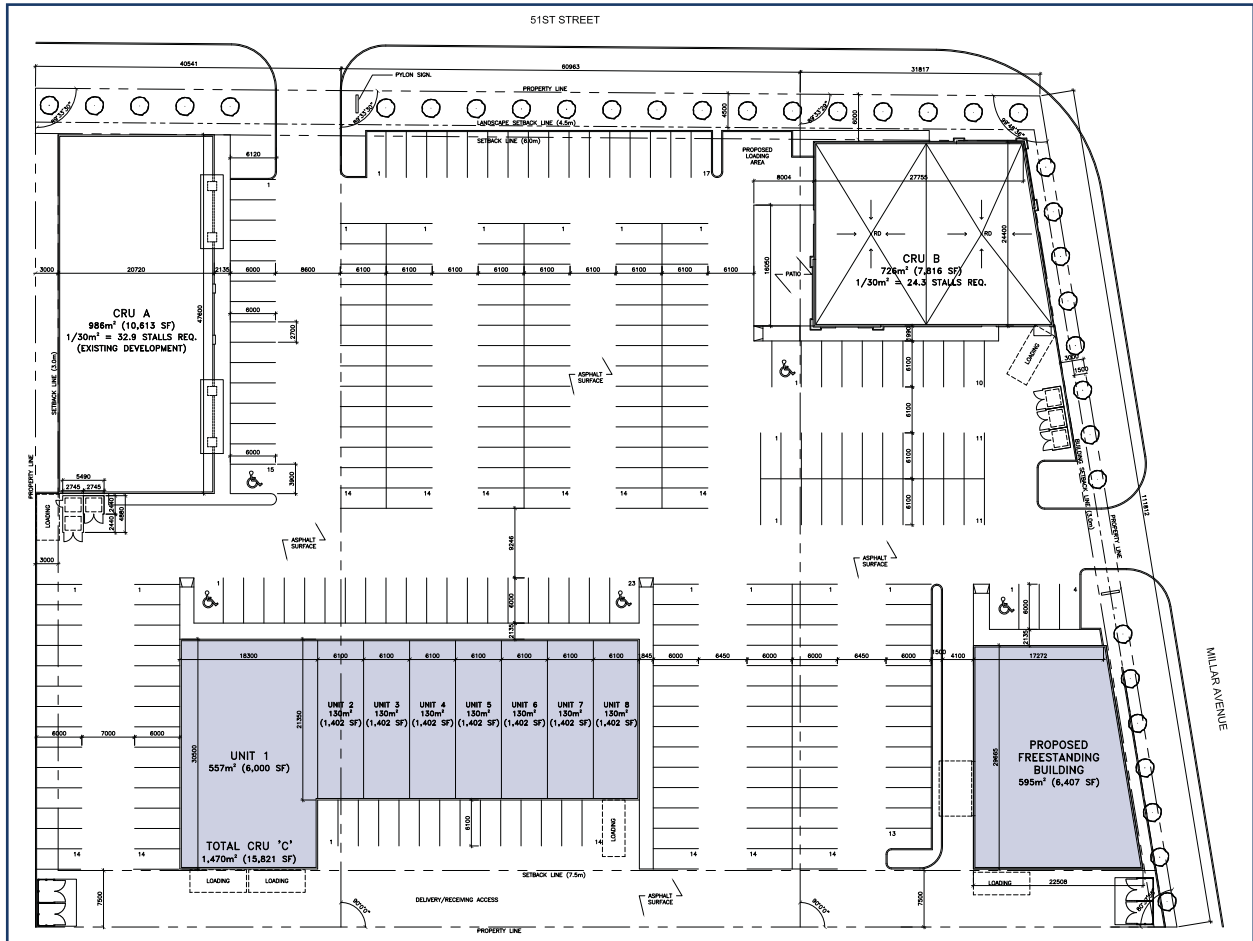
This location is unique to the franchise with a Brewpub, Restaurant and Offsale all featured within.

Proposed plans for a Phase 3 are already complete and pre-leasing has begun for the final phase of this modern development, centered in the heart of Saskatoon's north end.

# Phase 3

Our proposed Phase 3 will feature a CRU bordering the southern edge of the property and a 6,400 sq.ft free stand, ideal for any financial institution or office use.

This CRU plan is flexible; however, our current design features seven 1,402 sq.ft units anchored by a 6,000 sq.ft. endcap.



The IH Zoning allows for a number of commercial uses including: any retail, financial and medical office, showroom space and convenience store.

Tenant Improvement Allowances are available and negotiable at time of offer.

# Landlord Work

- Smooth trowelled 5" concrete floor, ready for tenant's flooring
- 16-20 ft open deck ceiling
- Perimeter walls insulated, drywalled to the underside of the decking, taped & sanded, and ready for primer
- Aluminum storefront with modern acrylic stucco and masonry exterior
- 200 amp electrical service to panel, complete with breakers
- HVAC units wired and fired
- Number of units and size determined by space requirements  
(Distribution by tenant)
- Under slab rough-in plumbing for one (1) washroom
- One inch water connection with check meter
- Painted exterior rear mandoor
- Front concrete sidewalk



# Location



## Area Tenants

- McDonald's
- Tim Hortons
- Wendy's
- Boston Pizza
- Jerry's
- Co-op Gas Bar
- Royal Bank
- Your Independent Grocer