

TCG Journal



Starting the New Year Off Right - Q&As

**Happy (belated) New Year one & all!
Welcome 2015!**

The team at TCG has been planning for & working through our New Year for months already. As such, we thought we'd share with you some of the things that you too could be putting into your 2015 plans. Over recent weeks & months we've had countless client experiences come to us, so we wanted to reinforce with you our solemn promise. Our commitment to the real estate market, our commitment to our (and your) community & most of all our commitment to YOU, our clients & friends.

Your Lease

Do you know when it expires?

Ω A good place to start. Look now & diarize.

Is it ever too early to be looking for space?

Ω That completely depends on your business needs now & into the future. Ideally, 9 months to a year isn't an unreasonable timeline.

What sort of budget considerations do I need to think about?

Ω Market rent & occupancy cost increases are probably inevitable. Whether contemplating a move or staying where you are, interior improvements is a 3rd item to consider. An Advisor can provide other insights.

The TCG Team

Left to Right:

Simone Clayton, Kevin Clackson, Melinda Beaver, Gerry Clackson, JoAnn Graham, Kari Fox, Matt Priel, Jeff Fedyk

Your Representation

Who do I talk to about this?

Ω Here's a shameless plug for the industry, but we highly recommend you speak with a professional commercial real estate expert; someone with experience & a support system to ensure your best interests are their top priority.

What are my legal or moral obligations to a previous agent or brokerage?

Ω We're always disheartened to hear that tenants are told they MUST deal with a particular brokerage. This is not true.

Since everyone has free choice, our goal is for you to CHOOSE our brokerage freely; for our expertise, for the experience, and for genuine customer service - the honest desire to see you succeed.

Are you saying I can change my agent/ brokerage any time?

Ω Absolutely. Do what's best for you & your business.



The Commercial Group Saskatoon Real Estate Corp.

Why This Chat?

We have welcomed a large number of new clients to our organization over the past year; some come because of our fresh approach but more often than not, a large percentage of our new clients come to us overly protective and cautious because of negative previous experiences.

To counteract this, our team is committed to transparent communication, informed decision-making, and the utmost in professionalism.

Our clients seem to like that approach best!

Our TCG Goal

Providing a client-centric experience is at the heart of our business model. There is no deal more important than the one that satisfies your goals & leaves you with the feeling that you are our only client. After which, maybe, just maybe you'll tell others & they'll tell others & so on. We build our business by looking beyond the closing date of your lease or sale to how your investment, your move, or your expansion fits your business goals.

Our Responsibility

I already lease/own commercial space - why can't I do this by myself?

Ω Real estate professionals have studied & have years of experience. We work as part of a team here at TCG & share information to which you may not be privileged. Simply stated, successful professionals tend to surround themselves with other successful professionals. Commercial real estate should be no different.



Jeff Fedyk
306 715 2550

Kevin Clackson
306 221 0692

629 Avenue O South

- 3,994 SF
- IL1 Zoning (light industrial)
- Grade-level doors
- 37' x 50' rear compound

List Price \$595,000.00

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**Sweetheart
Deals**

Happy Valentine's Day!



Matt Priel
306 261 2375

2035 Alberta Avenue

- 2,850 SF
- IL1 Zoning (light industrial)
- 60,000+ daily traffic count

Occ Costs \$4.00/SF
Net Lease Rate \$16.50/SF

Have We Forgotten Anything?

Still have a burning question? Have we left you with more questions than answers? Be in touch. We welcome a thoughtful & honest discussion about this & other issues that affect you directly.



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