



105 21<sup>st</sup> Street East, Bay 3, Saskatoon, SK Excl.

# Canada Building retail **for lease**

Retail space in one of Saskatoon's historic buildings.

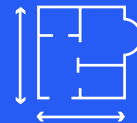
Located on the main floor, Bay 3 offers direct access from 21<sup>st</sup> Street East, large storefront windows, a large change room, an office area, storage and delivery door access.

Tenants enjoy access to shared washrooms and recently upgraded amenities including a boardroom equipped with state-of-the-art audiovisual systems and video conferencing capabilities, a kitchen/lunchroom, a new fitness center with change rooms and showers and a games room with a pool table, shuffle board, table tennis and foosball. The property offers on-site security and management.



Asking:

**\$26**  
PSF



Bay 3  
1,650 SF



Downtown  
retail

**Ward Edwards**

Senior Sales Associate  
+1 306 850 3353  
ward.edwards@colliers.com

**Jason Wionzek**

Senior Vice President | Sales Associate  
+1 306 227 2408  
jason.wionzek@colliers.com

# Property Profile

## Canada Building Retail

Located across the street from Midtown Plaza, TCU Place, the South Saskatchewan River bank, River Landing and more.

**Available** Bay 3 1,650 SF

**Building Area** 77,577 SF

**Site Area** 0.32 AC

**Zoning** B6 (Downtown Commercial)

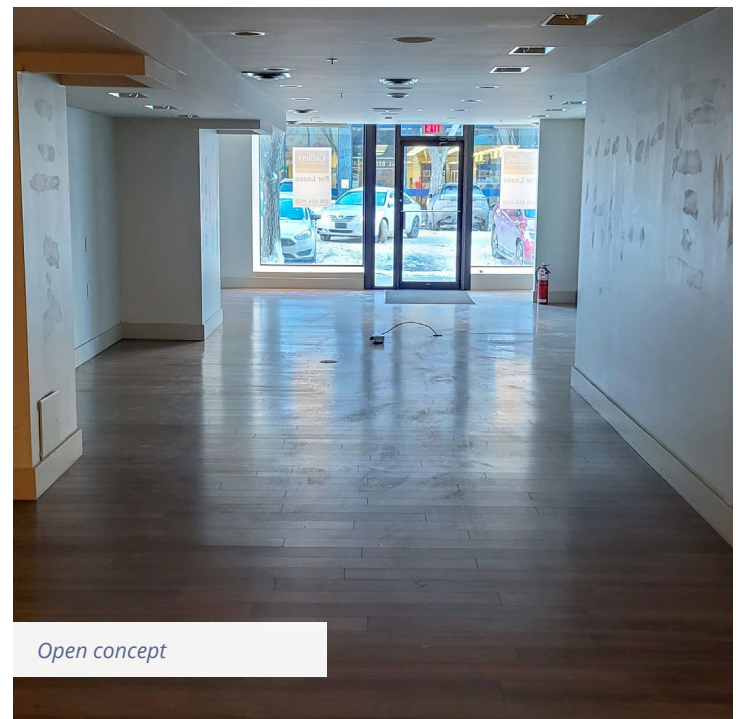
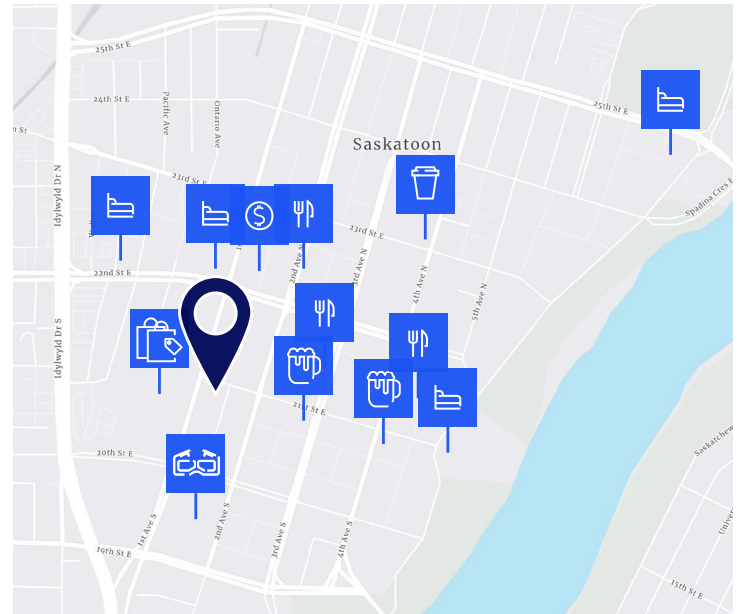
**Parcel** 120169188

**Possession** TBD

**Property Tax** \$4.19/SF (est. 2025)

**Occupancy Costs** \$9.61/SF (est. 2025)

**Net Lease Rate** \$26.00/SF



Open concept

## Property features

- 7' storefront windows with 21<sup>st</sup> Street East exposure
- One (1) change room
- Open office area at rear
- Delivery door with storage area
- Washroom

- Parking available nearby at market rates
- Leasing incentives available; contact listing agent for details
- Tenants have access to a new boardroom, kitchen/lunchroom, gym and games room

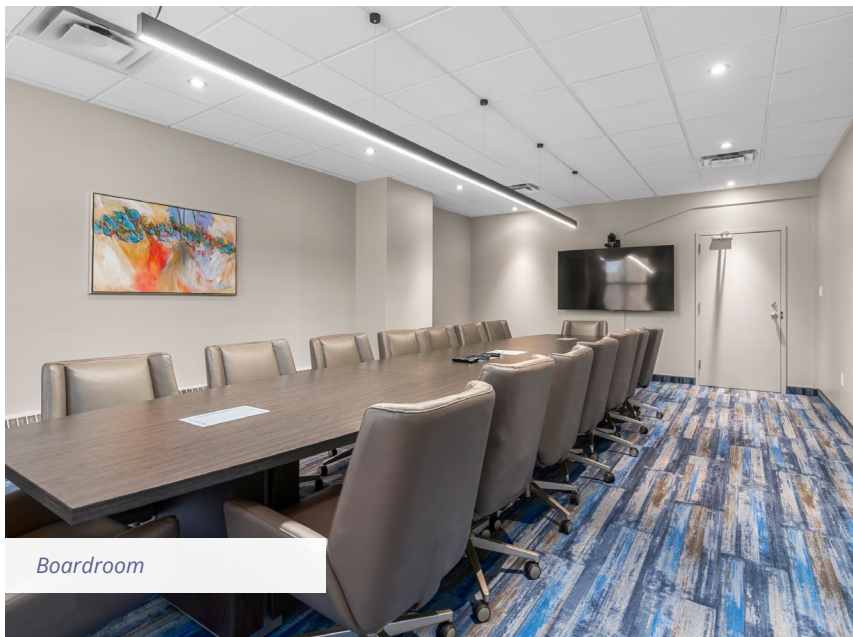


Retail area

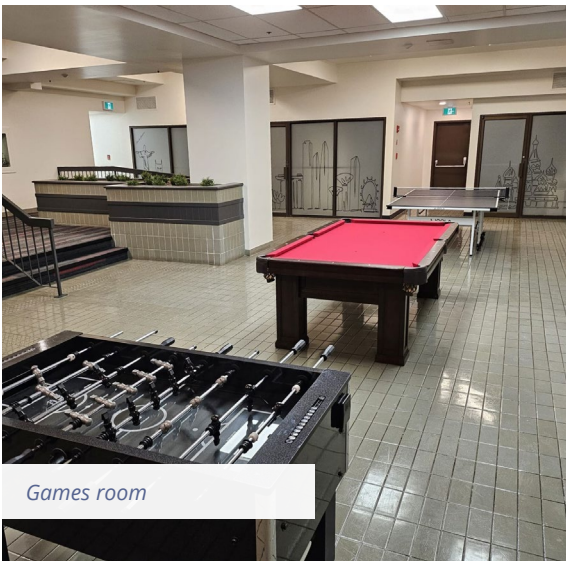


Fitness facility

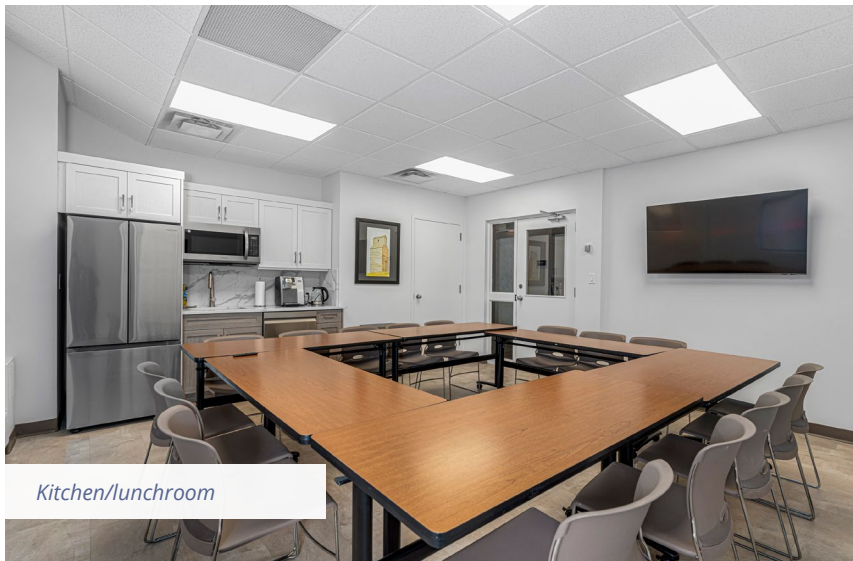
Rendering



Boardroom



Games room

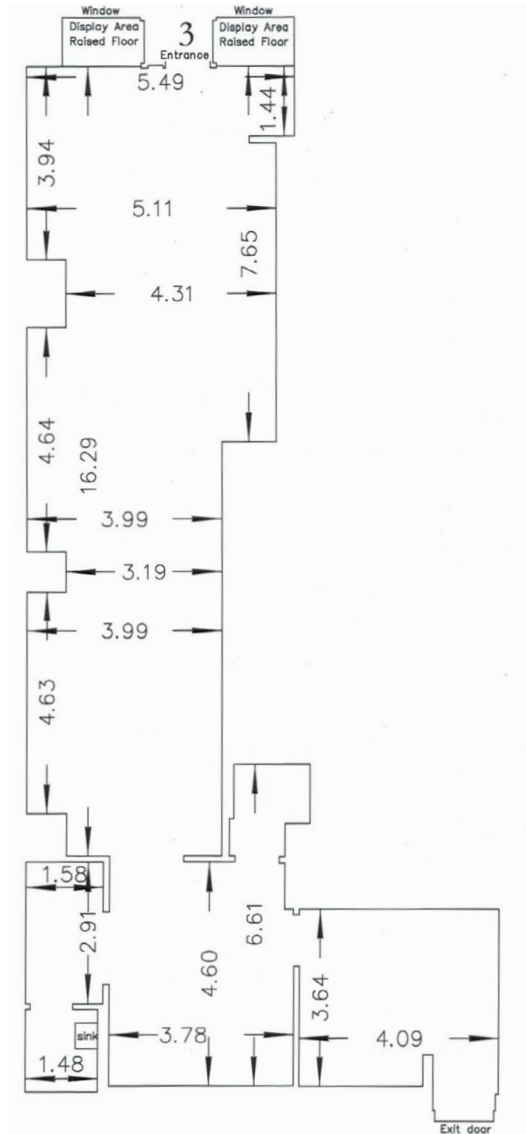


Kitchen/lunchroom

# Floor Plan



1,650  
square feet  
available



## Jason Wionzek

Senior Vice President | Sales Associate

+1 306 227 2408

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

## Ward Edwards

Senior Sales Associate

+1 306 850 3353

[ward.edwards@colliers.com](mailto:ward.edwards@colliers.com)

[collierscanada.com/p-can2017162](https://collierscanada.com/p-can2017162)

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 © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers McClocklin Real Estate Corp.