



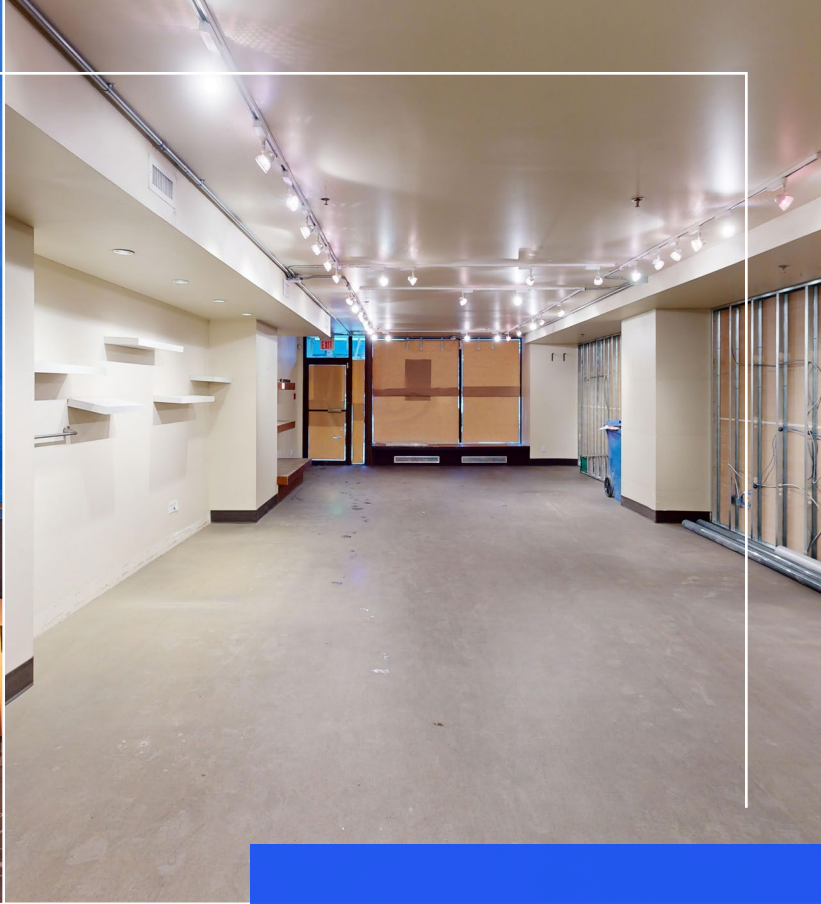
105 21<sup>st</sup> Street East, Bay 5, Saskatoon, SK Excl.

# Canada Building retail **for lease**

Retail space in one of Saskatoon's historic buildings.

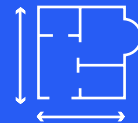
Located on the main floor, Bay 5 offers direct access from 21<sup>st</sup> Street East, large storefront windows, track lighting throughout and delivery door access.

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 5  
1,353 SF



Downtown  
retail

**Ward Edwards**

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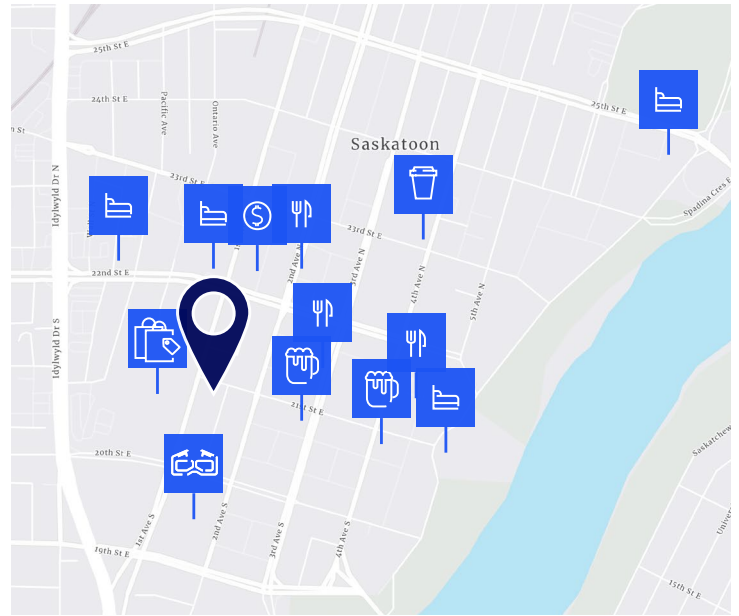
**Jason Wionzek**

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# 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 5 1,353 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



## Property features

- Open retail space
- 7' storefront windows with 21<sup>st</sup> Street East exposure
- Delivery door
- Shared washrooms
- 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

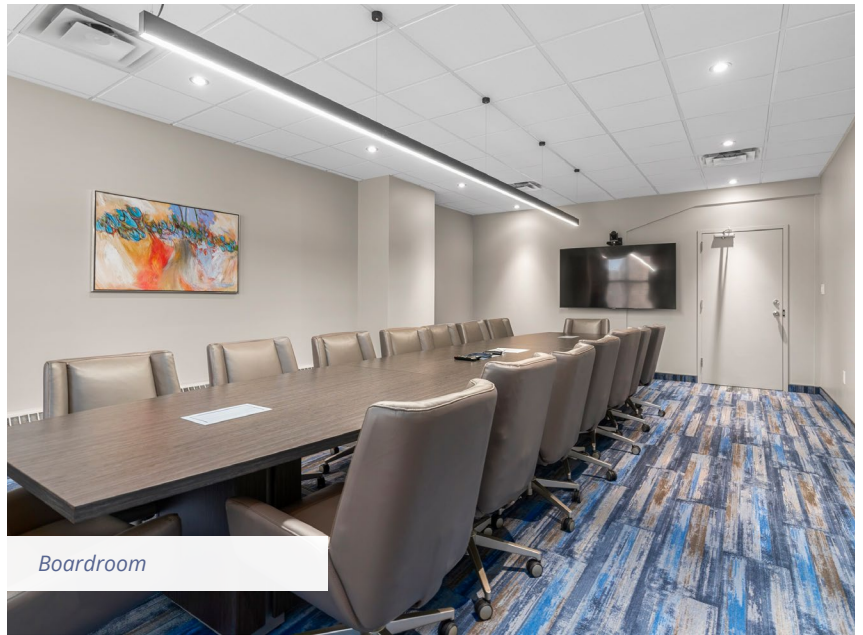


Retail area

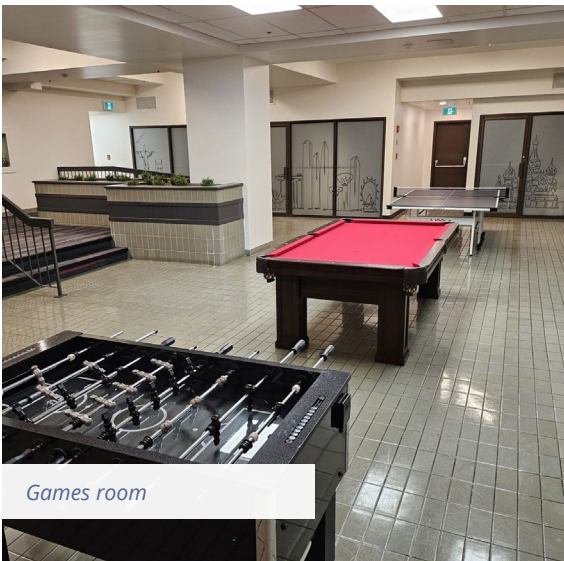


Fitness facility

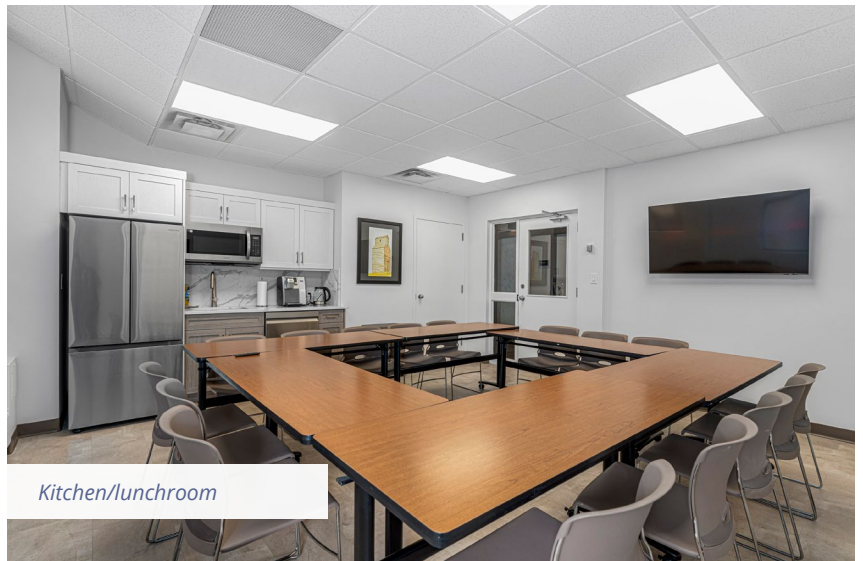
Rendering



Boardroom



Games room



Kitchen/lunchroom

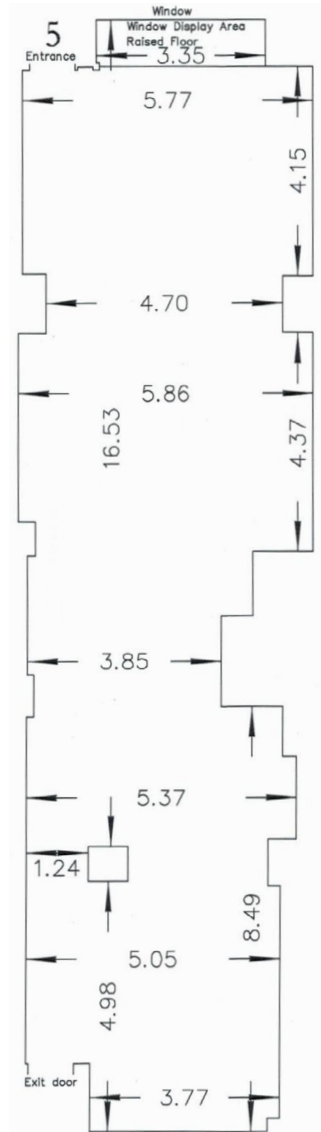
# Floor Plan



1,353  
square feet  
available



Click here for  
virtual tour



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