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131 - 133 2nd Avenue North, Saskatoon, SK MLS®

2nd Avenue property for sale

Located in downtown Saskatoon, the property benefits from established surrounding amenities and ongoing area investment.

This free-standing building is located along 2nd Avenue North, one of Saskatoon's primary downtown corridors, characterized by a mix of retail, food services, and professional office uses. The property offer a bright, open retail layout with large street-facing windows providing strong exposure to both pedestrian and vehicle traffic. The space is well suited for a range of retail or service-oriented uses requiring street presence and visibility.

Asking Price:

\$1.275 m



Prime
location



Investment
opportunity

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Property Profile

Downtown Opportunity

This free-standing configuration allows for clear storefront definition, controlled access points, and straightforward management of the premises.

Building Area ± 5,920 SF

Site Area 0.161 AC

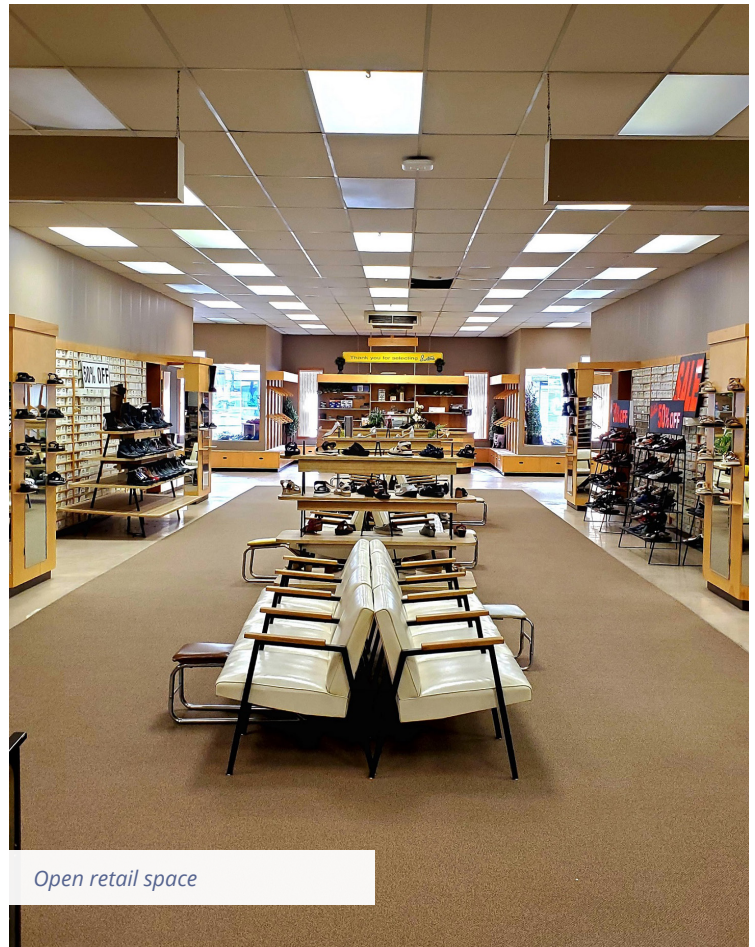
Zoning B6 (Downtown Commercial)

Parcel 120283152

Possession Negotiable

Property Tax TBD (2026)

Asking Price \$1,275,000.00



Open retail space



High vehicle and pedestrian traffic

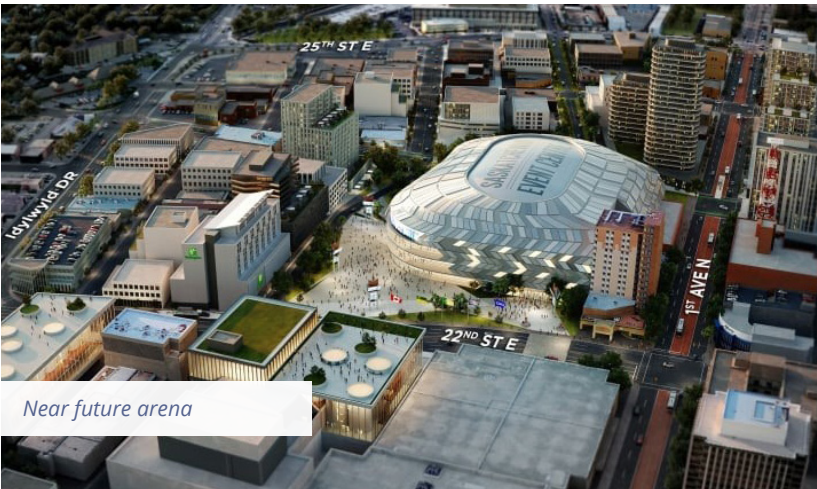
Property features

- Located on 2nd Avenue North, between 22nd Street East and 23rd Street East
- Six (6) parking stalls located at the rear of the building, ensuring hassle-free access for both customers and staff
- Prominent street-facing merchandising windows
- Convenient dual entry points for enhanced accessibility
- Located steps from downtown amenities and services
- Highly walkable area with strong vehicle and pedestrian traffic

Downtown Saskatoon

Strategically Located

This Central Business District building is close to Midtown Plaza, hotels, restaurants, retail stores and the Meewasin Valley Trails along the South Saskatchewan River. The introduction of the new arena and a new central library will improve the vitality of Saskatoon's downtown landscape.



Near future arena



Near future Central Library



Near proposed downtown event center

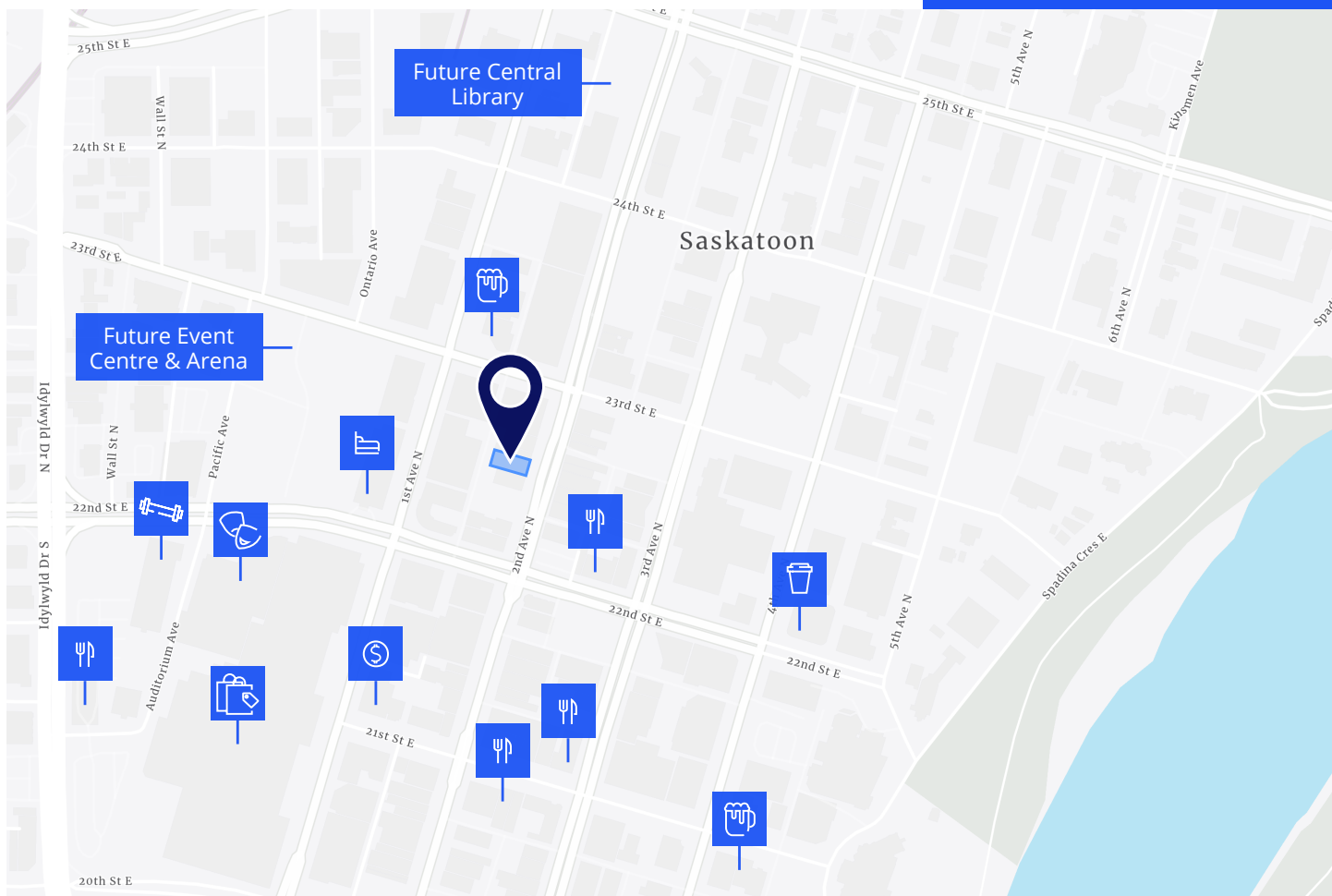


Prominent retail building

“A vibrant downtown supports a strong economy, creates a sense of community and provides a place for people to come together, in addition to attracting more people to live Downtown.”

- City of Saskatoon

Easy access to local amenities



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