



Colliers

215 3rd Avenue North, Saskatoon, SK Excl.

Downtown office & warehouse **for lease**

Located in the Central Business District, this concrete block building is an equal split of office and warehouse space.

The location provides strong visibility and steady traffic with on-site and public parking readily available. The local ownership ensures responsive management.

Asking:

\$16
PSF



Downtown location



12 parking stalls

Ward Edwards

Senior Sales Associate

+1 306 850 3353

ward.edwards@colliers.com

Property Profile

Downtown Office & Warehouse

Tenants benefit from being close to City Hall, the new Saskatoon Central Library, Midtown Plaza and major roadways.

Building Area 4,105 SF

Site Area 0.16 AC

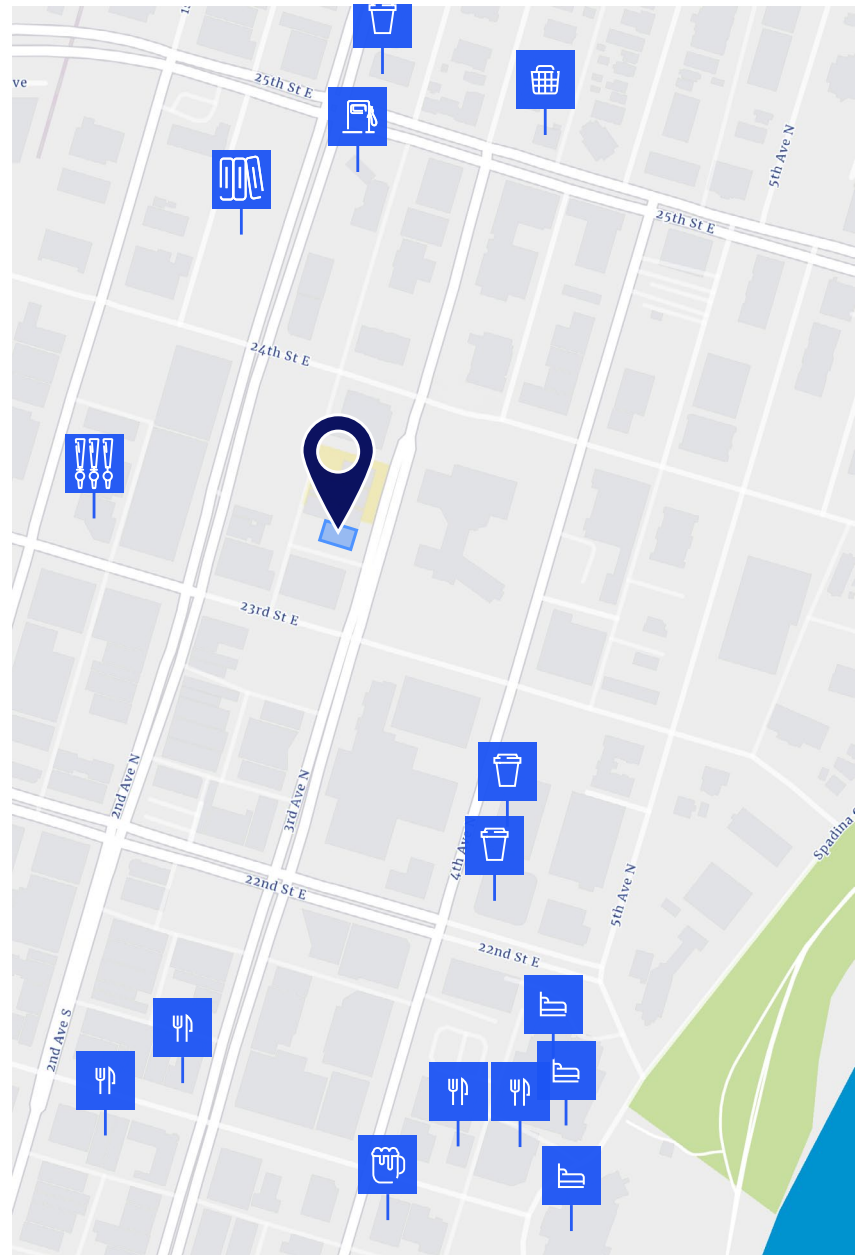
Zoning B6 (Downtown Commercial)

Parcel 120282836

Possession Immediate

Occupancy Costs \$8.50/SF (est.)

Net Lease Rate \$16.00/SF



Property features

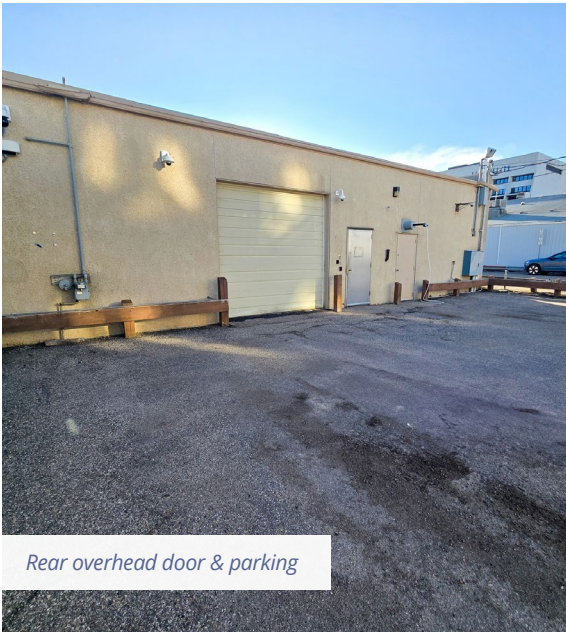
- Flexible layout with half office and half warehouse
- Front office area with reception area and four (4) private offices
- Rear warehouse with overhead door
- Three (3) washrooms
- Twelve (12) electrified parking stalls at the rear
- Directly across from City Hall and close to the new Saskatoon Central Library



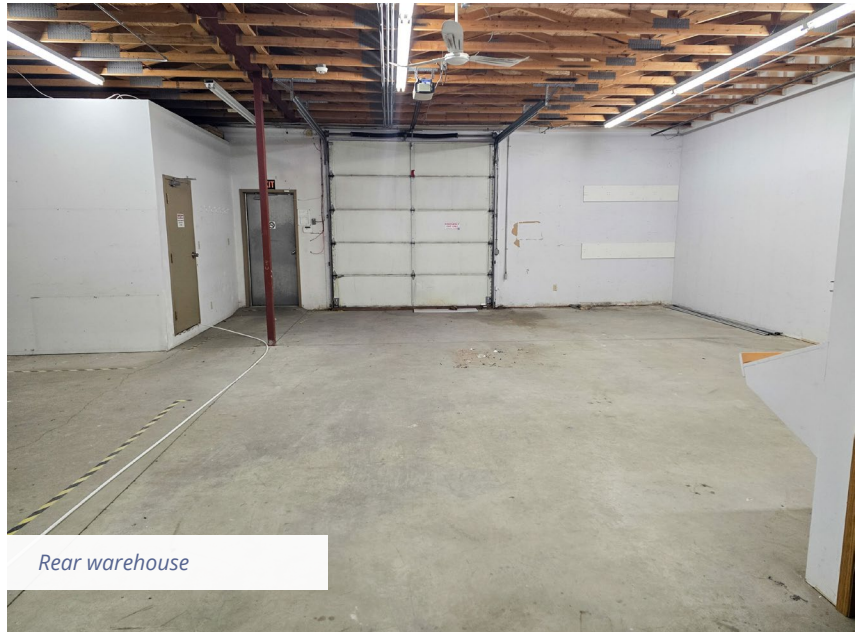
Natural light from large windows



Open front reception area



Rear overhead door & parking



Rear warehouse

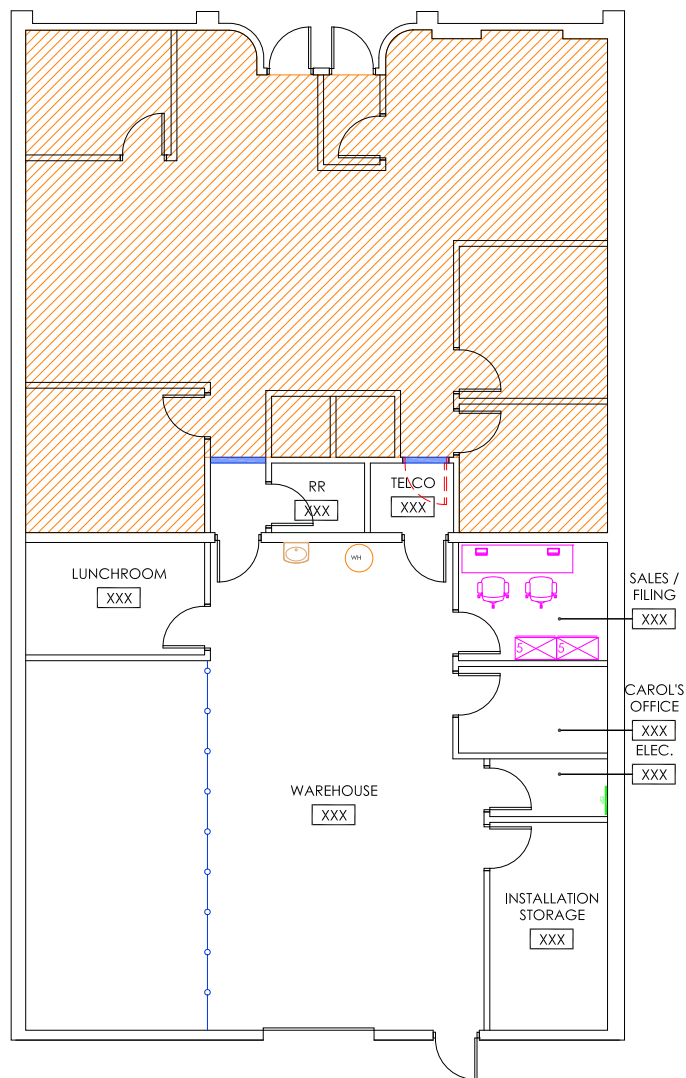


Prominent front entrance

Floor Plan



4,105
square feet
available



Ward Edwards

Senior Sales Associate

+1 306 850 3353

ward.edwards@colliers.com

collierscanada.com/p-can2019334

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.