



Colliers



Asking:

\$2,500  
per month

For Lease | 1105 Central Avenue, Unit 3, Saskatoon Excl.

# High profile salon or retail on Central Avenue.

Retail, salon or office space available in an established high-traffic corridor.

Located on Central Avenue, this high-profile property offers exceptional visibility along a vibrant and well-travelled corridor. Surrounded by established businesses and supported by strong daily vehicle traffic, it presents an ideal opportunity for service-oriented users. The space is well-suited for neighbourhood-focused retailers, boutique salons and small office professionals looking to establish a presence in a thriving commercial area.



0.3 AC  
development



High  
visibility



Retail  
site



Street  
parking

**Jason Wionzek**

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



## Specifications

Available  
**Unit 3 740 SF**

Building  
**6,804 SF**

Site Area  
**0.3 AC**

Zoning  
**B3 (Medium Density Arterial Commercial)**

Parcel  
**119837076**

Possession  
**Negotiable**

Gross Lease Rate  
**\$2,500.00/month**  
**Utilities included**

# Opportunity

Tremendous opportunity to locate into a highly coveted retail and professional service development with supporting population draws from Sutherland, Forest Grove, Silver Spring, Evergreen, Willowgrove, University Heights, Arbor Creek and Brighton.

### Property features

- Second floor space with staircase access from prominent street front entrance
- Two (2) treatment rooms
- Open layout with an abundance of natural light
- Coveted retail and professional service site
- Excellent neighbourhood profile
- Strong fundamentals with efficient space configuration, prime exposure and great street appeal
- One (1) dedicated parking stall

### Neighbourhood features

Sutherland is an established subdivision located in east central Saskatoon. It has a near equal mix of single-family detached houses, semi-detached houses, and multiple-unit apartment buildings. The labour force participation rate in Sutherland is 69.3%.



Sutherland  
population

**5,377**



Average  
traffic count

**12,000/day**



Average  
household income

**\$67,563**



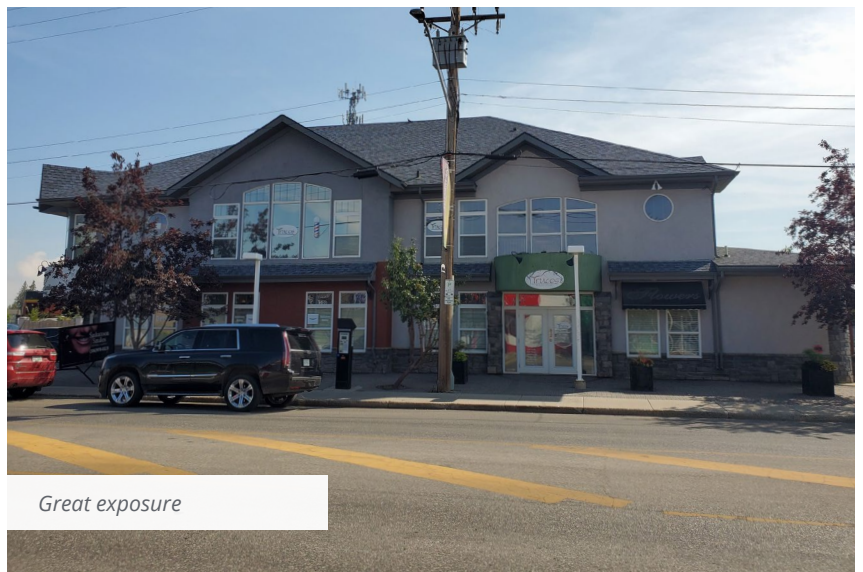
Natural light throughout



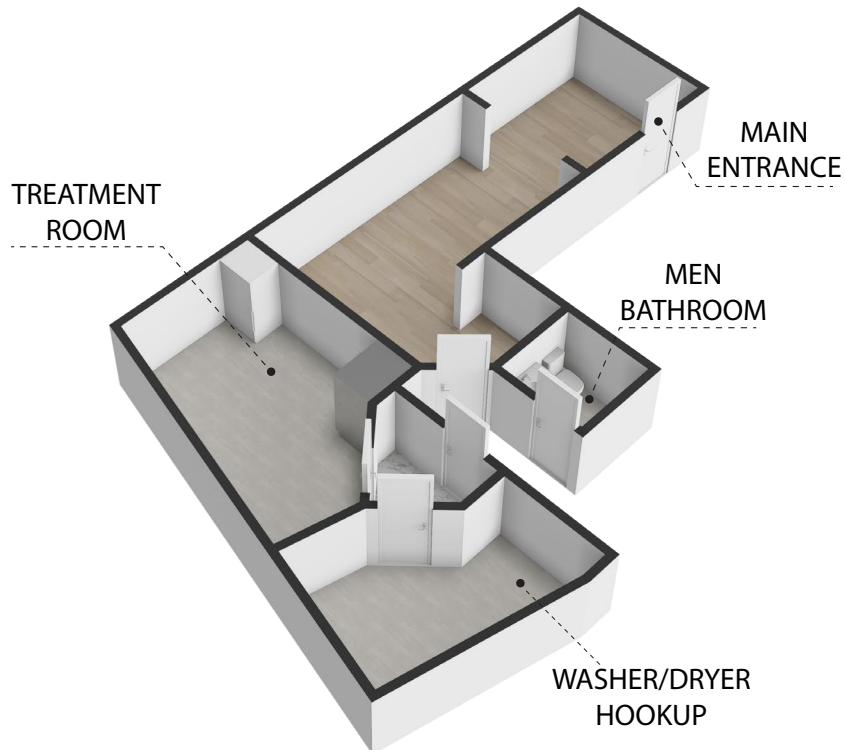
Clean, modern interiors

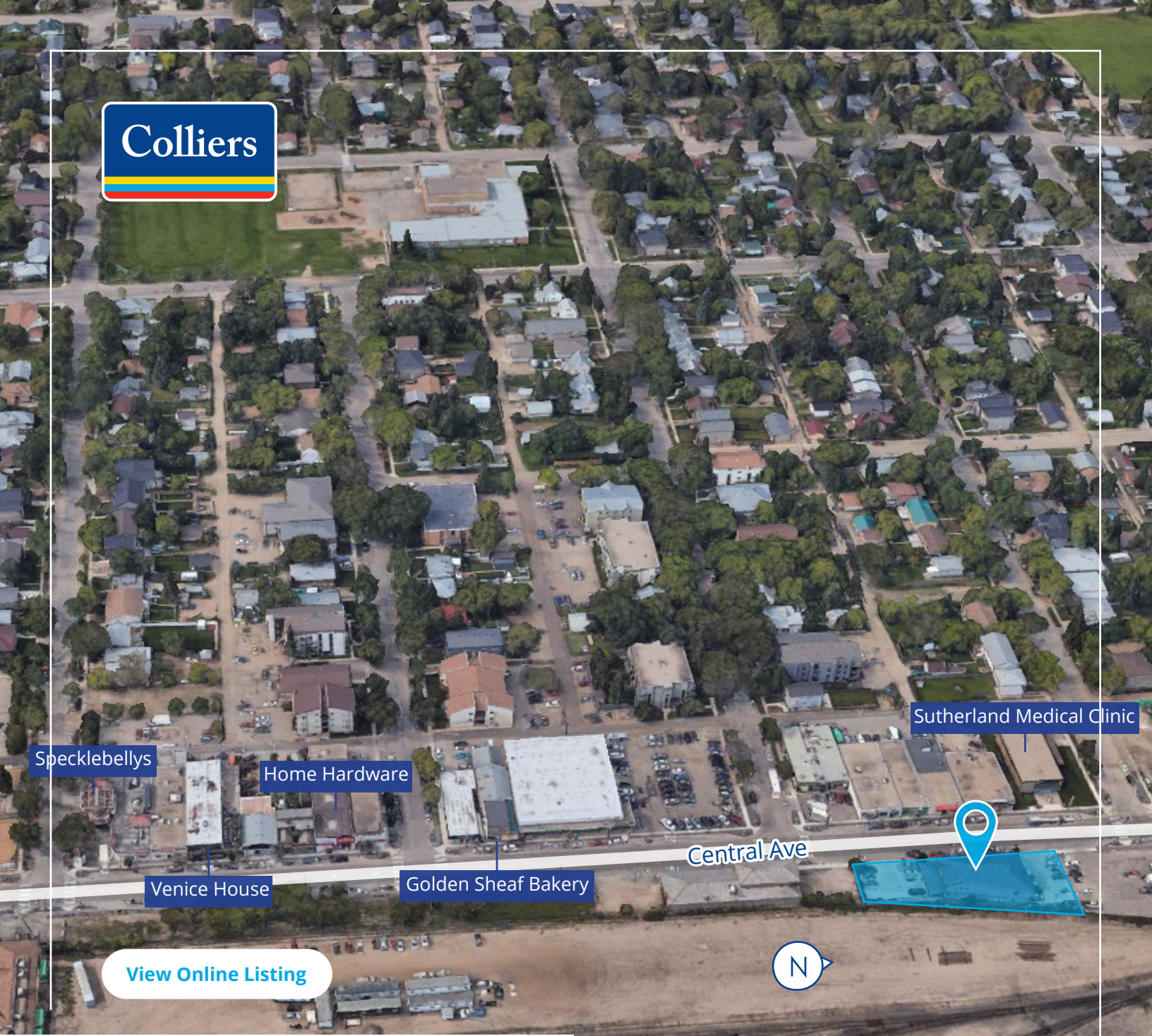


Prominent signage opportunity



Great exposure





Specklebellys

Home Hardware

Venice House

Golden Sheaf Bakery

Sutherland Medical Clinic

Central Ave

[View Online Listing](#)



**For Lease | 1105 Central Avenue, Saskatoon Excl.**

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

This document has been prepared by Colliers International for advertising and general information only. Colliers International 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 International 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 international and/or its licensor(s). Copyright © 2025 Colliers McClocklin Real Estate Corp.

