



Colliers



401B 2nd Avenue North, Saskatoon, SK Excl.

Retail space available **for lease**

Located along 2nd Avenue North ensuring high visibility and a large daily vehicle count.

Featuring large front windows and an open floor plan, this retail space is perfect for merchandising. The newly refurbished and refreshed interior with newer flooring creates an inviting and modern atmosphere.

- Ideal for specialty retailers, boutique shops and health and wellness providers
- New HVAC and distribution system
- Rear entry with double doors, featuring a dedicated storage room that can be used as a receiving area
- Two (2) parking stalls at the rear of the building

Asking:

\$15
PSF



High
visibility



Close to
amenities

Ward Edwards

Senior Sales Associate

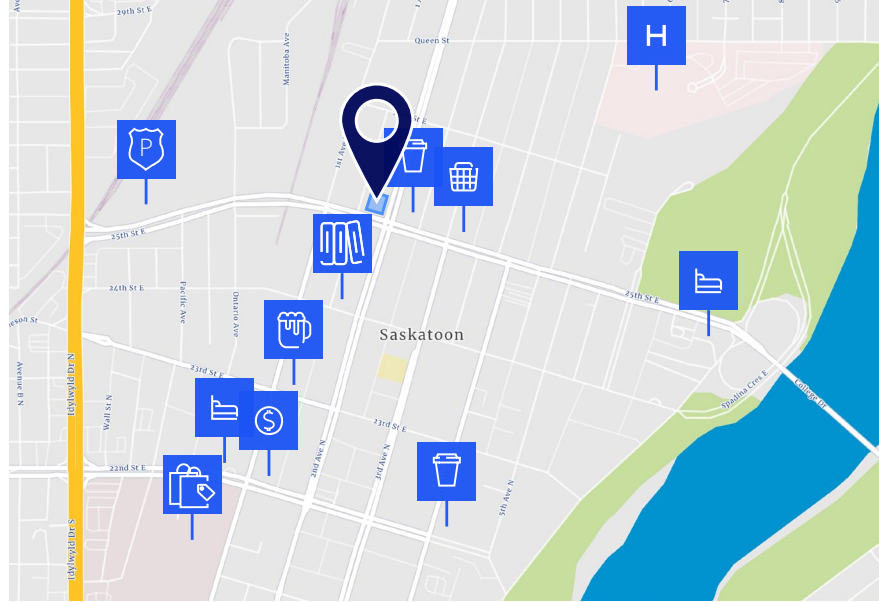
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Property Profile

Retail Space

Proximity to the new Saskatoon Central Library and a busy Starbucks increase foot traffic and customer exposure.



Available 2,098 SF

Building Area 9,000 SF

Site Area 0.32 AC

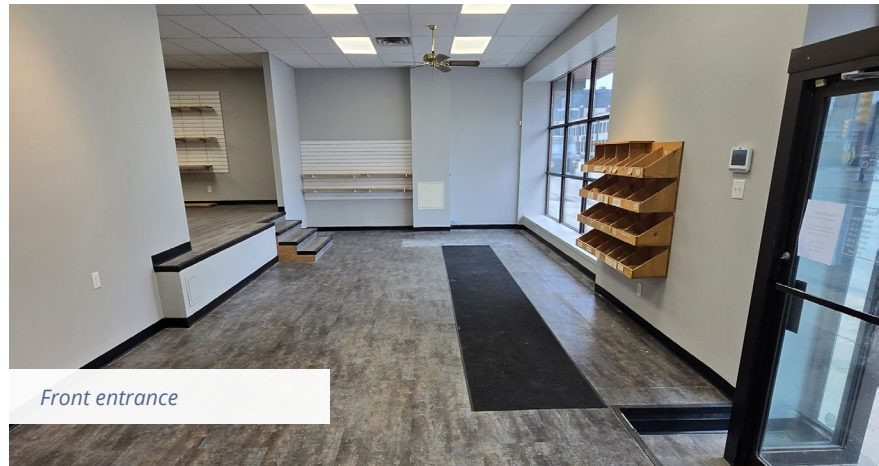
Zoning B6 (Downtown Commercial)

Parcel 120282016

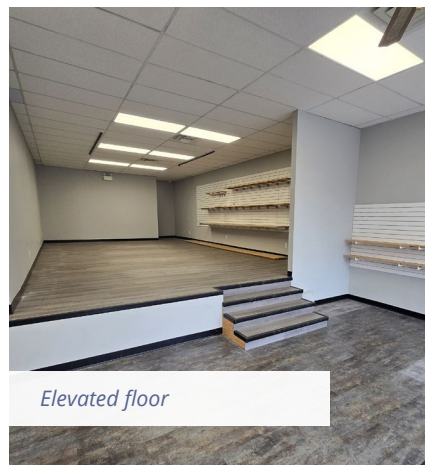
Possession Immediate

Occupancy Costs \$5.00/SF (est.)

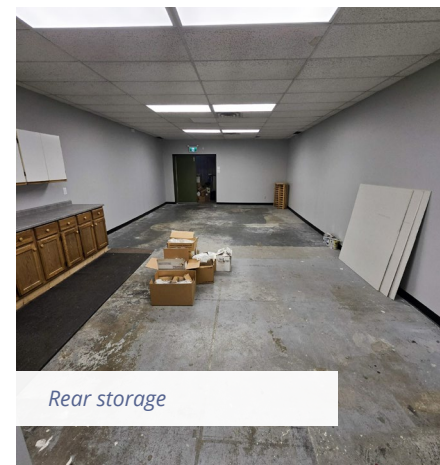
Net Lease Rate \$15.00/SF



Front entrance



Elevated floor



Rear storage

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