



105 21<sup>st</sup> Street East, Bay 6, Saskatoon, SK Excl.

# Canada Building retail **for lease**

Retail space in one of Saskatoon's historic buildings.

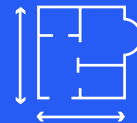
Located on the main floor, Bay 6 offers direct access from 21<sup>st</sup> Street East, large storefront windows, track lighting throughout, large change rooms, an office and delivery door access.

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 6  
1,517 SF



Downtown  
retail

**Ward Edwards**

Senior Sales Associate

+1 306 850 3353

ward.edwards@colliers.com

**Jason Wionzek**

Senior Vice President | Sales Associate

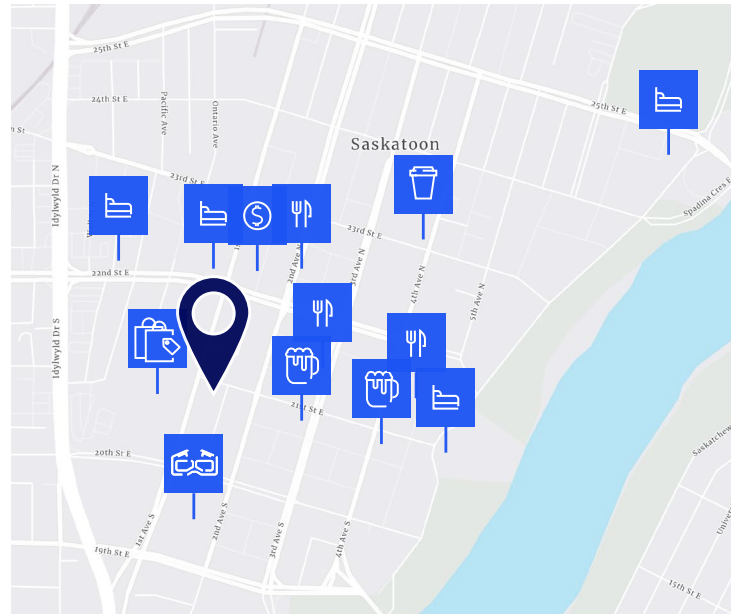
+1 306 227 2408

jason.wionzek@colliers.com

# 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 6 1,517 SF

**Building Area** 77,577 SF

**Site Area** 0.32 AC

**Zoning** B6 (Downtown Commercial)

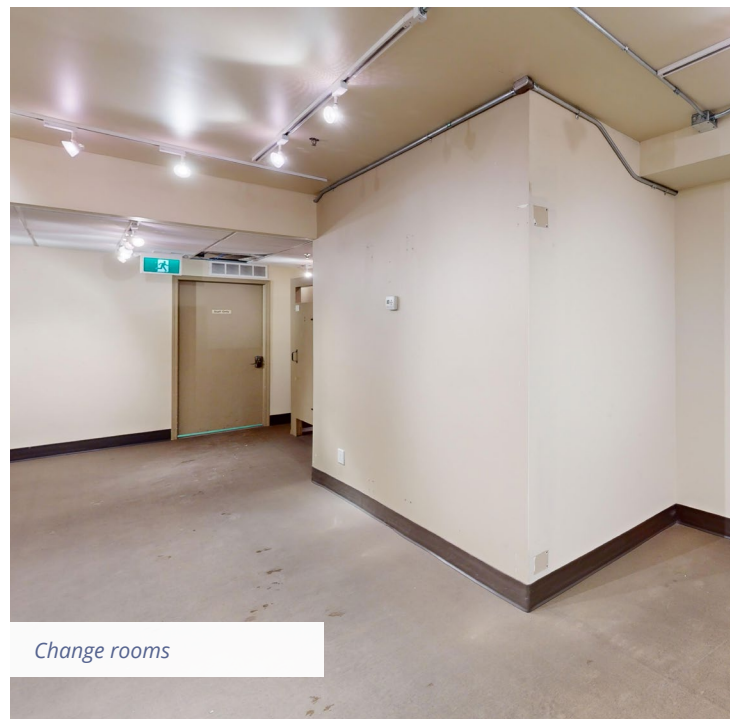
**Parcel** 120169188

**Possession** TBD

**Property Tax** \$4.19/SF (est. 2025)

**Occupancy Costs** \$9.61/SF (est. 2025)

**Net Lease Rate** \$26.00/SF



Change rooms

## Property features

- 7' storefront windows with 21<sup>st</sup> Street East exposure
- Two (2) change rooms
- One (1) office
- Delivery door with storage area
- 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

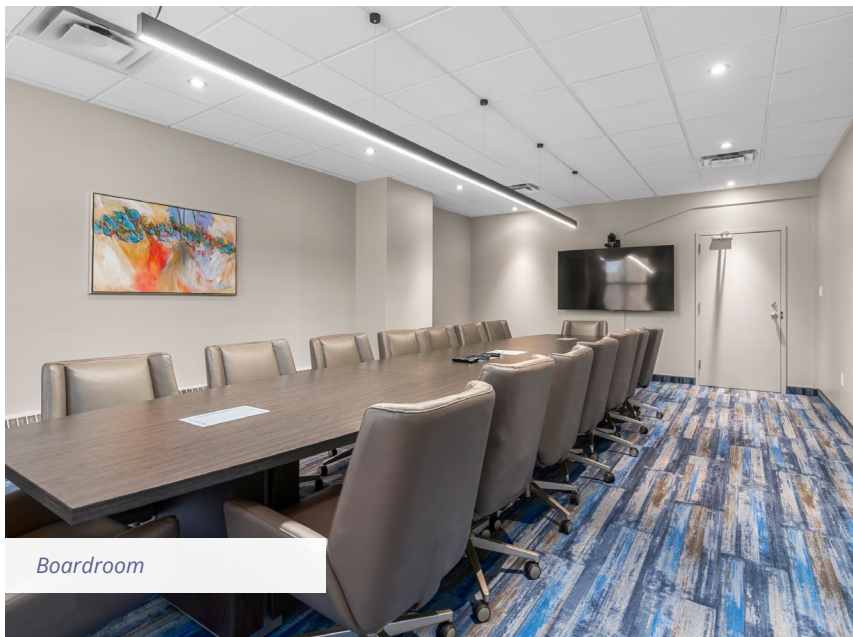


Retail area

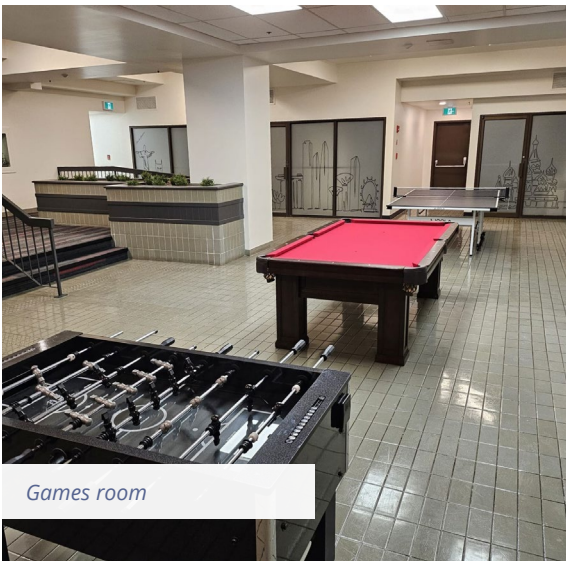


Fitness facility

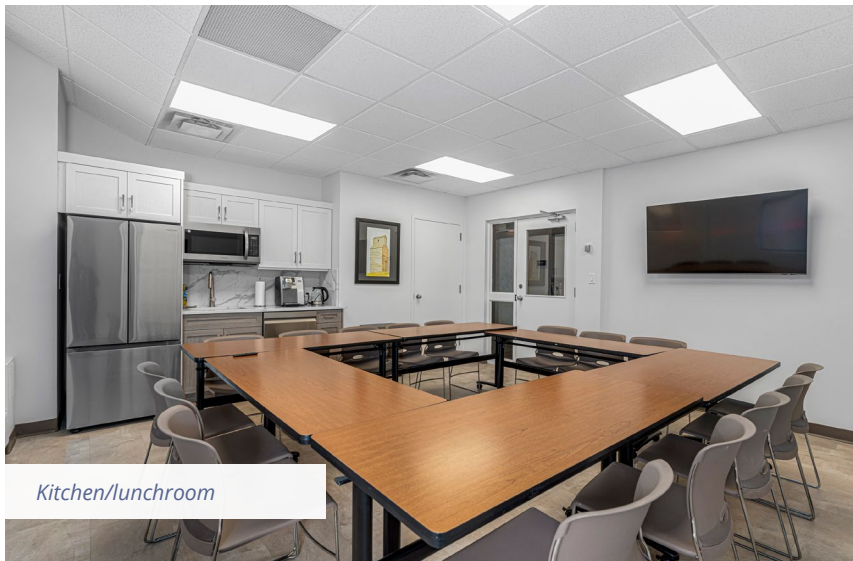
Rendering



Boardroom



Games room



Kitchen/lunchroom

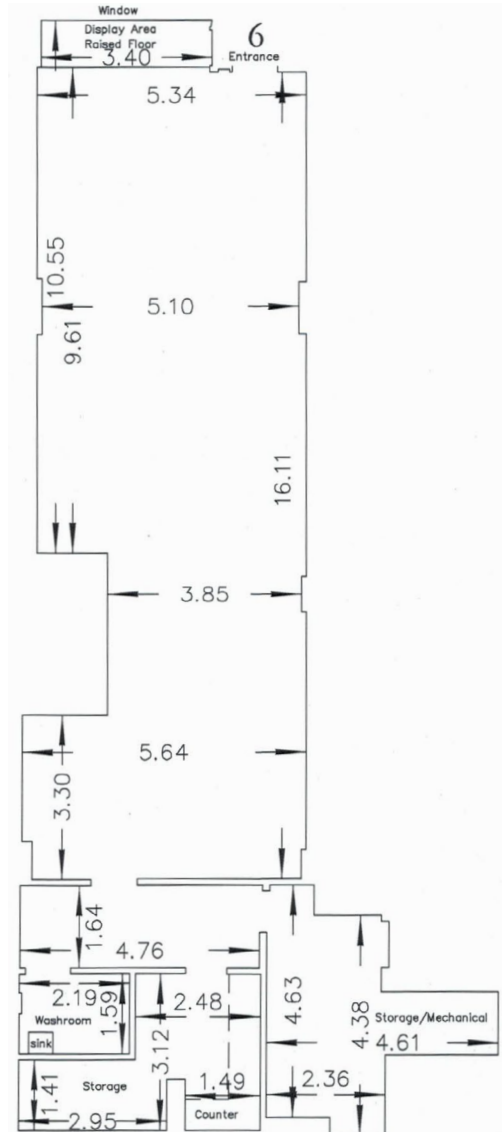
# Floor Plan



1,517  
square feet  
available



Click here for  
virtual tour



## Jason Wionzek

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

## Ward Edwards

Senior Sales Associate  
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