



Colliers



1601 22<sup>nd</sup> Street West, Saskatoon, SK MLS®

# High Visibility Retail on 22<sup>nd</sup> St W for lease

Featuring prominent signage opportunities ensuring exposure from multiple directions.

Situated at the busy intersection of Avenue P South and 22<sup>nd</sup> Street West, this well-maintained corner retail unit offers strong street visibility, prominent signage opportunities and convenient on-site parking. Located in a multi-tenant strip mall alongside established businesses such as Westgate Pharmacy, Subway, Astrum Electronics and Speedy Cash, this space is ideal for retailers.

- Open concept with an office and a washroom
- ± 8,300 daily traffic count along Avenue P South (City of Saskatoon, 2019)
- ± 24,100 daily traffic count along 22<sup>nd</sup> Street West (City of Saskatoon, 2019)
- Pylon sign

Asking:

\$19  
PSF



Pylon  
signage



On-site  
parking

**Mitch Fuchs**

Senior Vice President | Sales Associate

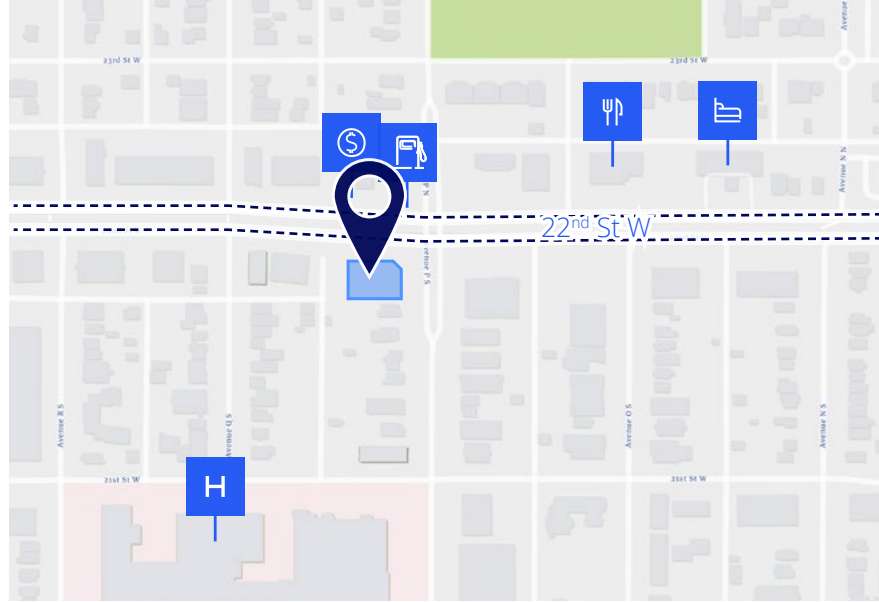
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# Property Profile

## Pleasant Hill Retail

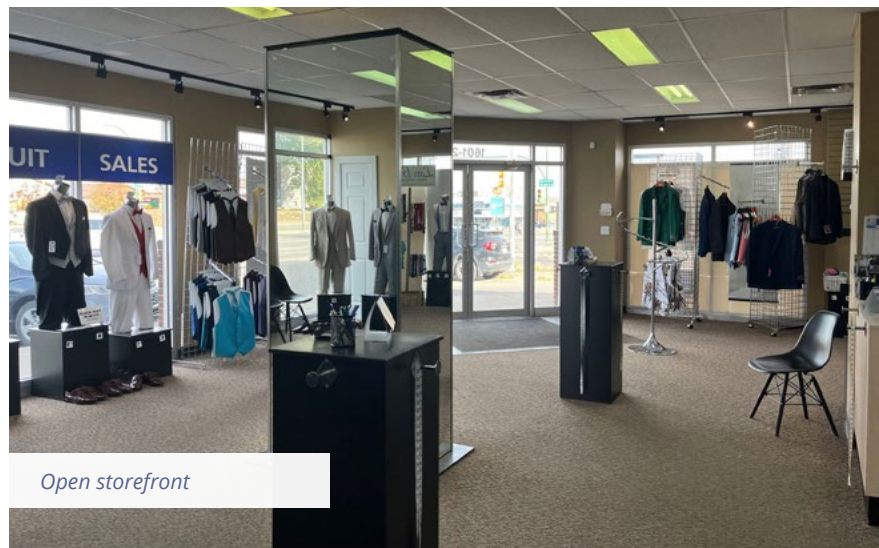
On-site parking provides convenience for customers and the location is close to public transit, enhancing accessibility.



<b>Available</b>	Unit 3	1,456 SF
<b>Building Area</b>	7,820 SF	
<b>Site Area</b>	0.54 AC	
<b>Zoning</b>	B4 (Arterial and Suburban Commercial)	
<b>Parcels</b>	120979536, 119853726, 119853715, 119853704, 155170098	
<b>Possession</b>	Negotiable	
<b>Occupancy Costs</b>	\$9.00/SF (est.)	
<b>Net Lease Rate</b>	\$19.00/SF	



East and west facing signage



Open storefront

[collierscanada.com/p-can2016563](https://collierscanada.com/p-can2016563)

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