



Colliers

Units 119 & 121

412 Willowgrove Square, Saskatoon, SK MLS®

Willowgrove condo for sale

Commercial condo in Gateway Plaza ideal for retail or office use.

Units 119 and 121 feature built-out open concept space consisting of two (2) offices, two (2) washrooms with showers, plenty of open work space and an abundance of natural light. This condo has two (2) exterior doors and can be easily demised into two (2) separate tenant spaces.

- Attractive built-out washrooms and open concept space
- Main level concrete frame construction
- Accommodating for a variety of office and retail uses
- Located across the street from Willowgrove School and Holy Family Catholic School
- Two (2) designated parking spaces, additional two (2) parking spaces available to be negotiated
- 56 customer parking stalls

Asking Price:

\$499 k

Mitch Fuchs

Senior Vice President | Sales Associate
+1 306 250 2006
mitch.fuchs@colliers.com

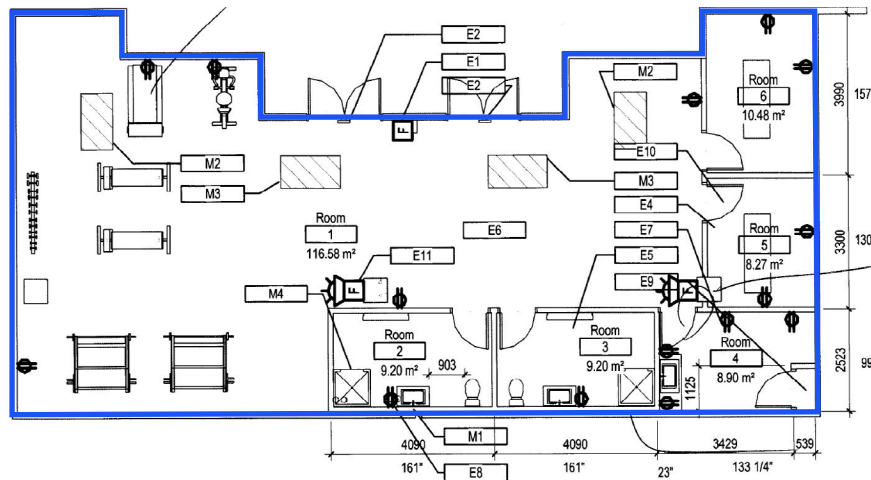
Mike Walch

Sales Associate
+1 306 716 1147
mike.walch@colliers.com

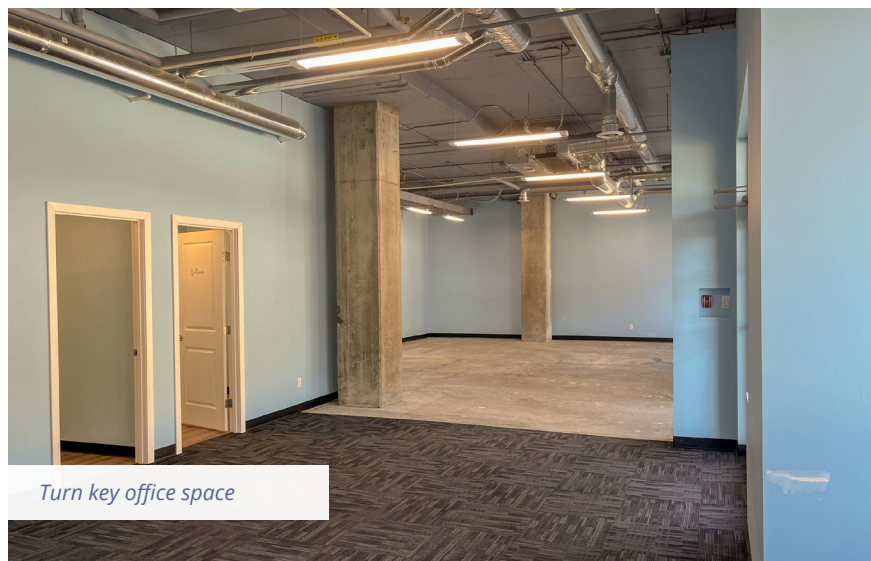
Property Profile

Commercial Condo

Gateway Plaza is a three-storey development consisting of 48 residential condominiums and 24,549 SF of main floor commercial space.



Available	Units 119 & 121 1,888 SF
Commercial Area	24,549 SF
Site Area	1.48 AC
Zoning	B1B (Neighbourhood Commercial)
Parcel	203021165
Possession	Immediate
Condo Fees	\$5.69/SF (2025)
Property Tax	\$6,162.00 (2025)
Asking Price	\$499,000.00



collierscanada.com/p-can2015413

Mitch Fuchs

Senior Vice President | Sales Associate
+1 306 250 2006
mitch.fuchs@colliers.com

Mike Walch

Sales Associate
+1 306 716 1147
mike.walch@colliers.com



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 © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers McClocklin Real Estate Corp.