



For Lease | 536 2nd Avenue North, Saskatoon Excl.

City Park retail/office at The Monarch.

This premium development on the corner of Queen Street and 2nd Avenue North consists of retail and office space.

This site in close proximity to City Hospital, high-density residential and the downtown core. The Monarch is community-orientated and ideal for boutique retail and office users that prefer the highly desired City Park neighbourhood.

Retail Asking Price:

\$32
PSF

Office Asking Price:

\$27
PSF



Bay 140
± 1,206 SF



Parking
on site

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Specifications

Available

Bay 140 ± 1,206 SF

Bay 260 ± 1,600 SF

Building

Main Floor ± 6,890 SF

Second Floor ± 13,800 SF

Lower Level ± 6,500 SF

Site Area

13,825 SF

Zoning

B5 (Inner-City Commercial)

Parcels

121016001, 121015954

Possession

Immediate

Occupancy Costs

\$15.55/SF (est.)

Net Lease Rate

Bay 140 **\$32.00/SF**

Retail Space

Bay 260 **\$27.00/SF**

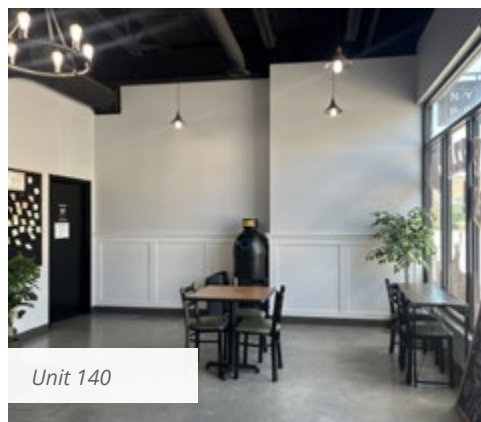
Office Space

Opportunity

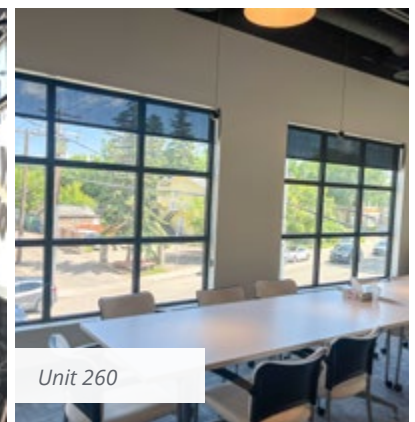
Additional basement storage is available to each tenant. The parking ratio is 1:1,000 SF.



Unit 140



Unit 140



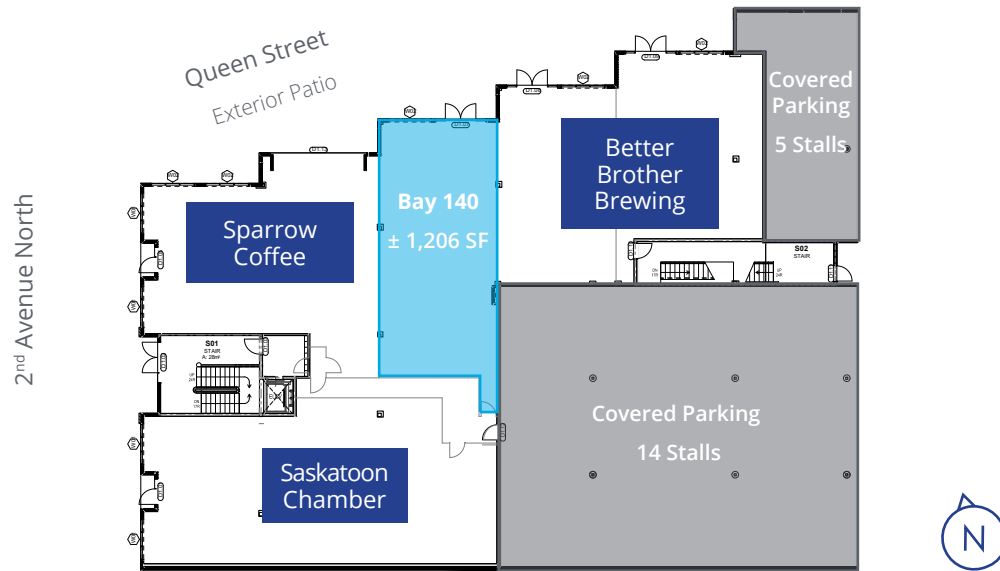
Unit 260

Property features

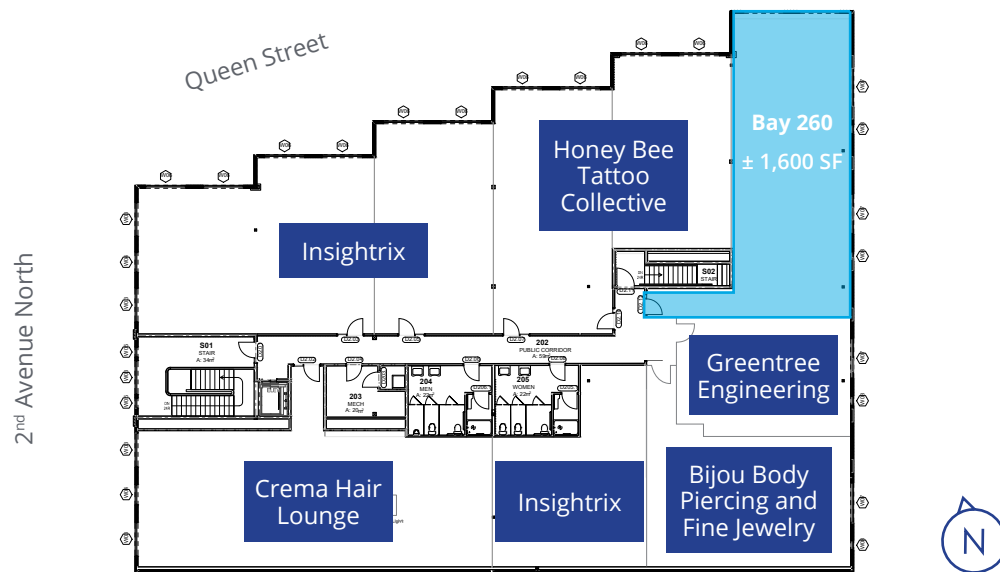
- Bay 140 - main floor space directly off Queen Street, formerly a pizza retail space, includes preparation tables, coolers, a freezer, oven and dough mixer
- Bay 260 - modern, second floor office space featuring an abundance of natural light
- Located in the revitalized City Park neighbourhood—dense, walkable, vibrant, and youthful
- Population of ± 20,000 within 2 km radius
- Four-minute walk to Saskatoon City Hospital
- Sparrow Coffee, Better Brother Brewing, and the Saskatoon Chamber of Commerce leasing main-floor bays
- Common access from 2nd Avenue North, with elevator service to the second floor and basement
- Basement offers storage, bike parking, and potential A2 occupancy
- Nineteen (19) covered on-site parking stalls available at \$100/stall/month
- Additional heated parking available within half a block

Floor plans

Main Floor

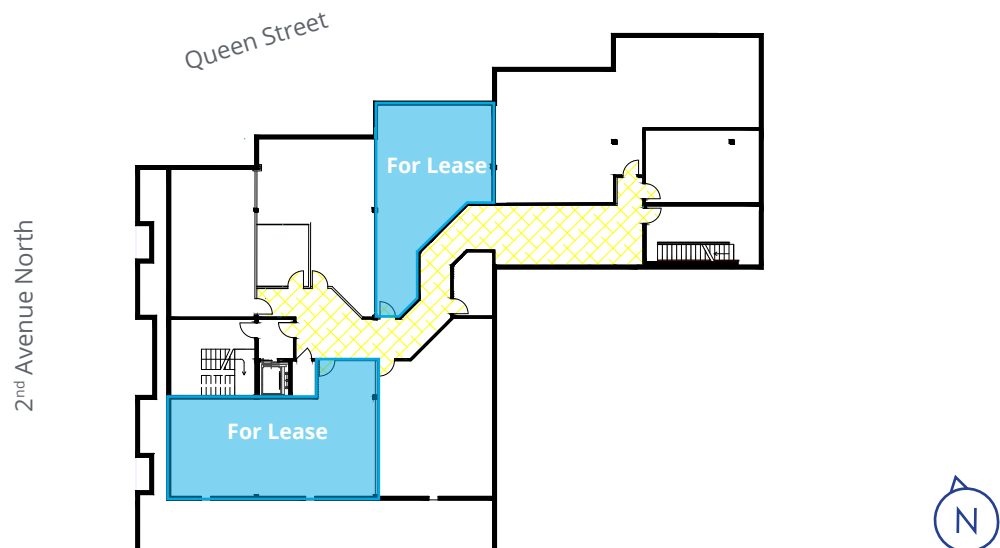


Second Floor



Lower Level

Lower level storage space included at no charge to Monarch tenants.





2nd Ave N

Queen St



25th St E

[View Online Listing](#)

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