



Colliers



1359 Fletcher Road, Saskatoon, SK MLS®

# Multi-tenant office investment **for sale**

Occupying a prominent corner on Fletcher Road overlooking the Holiday Park Golf Course, this building has multiple long-term tenants and an abundance of electrified parking.

A completely refurbished former recreational facility, the property is home to a growing and in-demand daycare occupying  $\pm$  28,000 SF over two (2) floors with green space in the oversized parking lot. The three (3) remaining suites are sought-after, fixtured and economic suburban office alternatives ranging from  $\pm$  3,900 to  $\pm$  4,600 SF.

Asking:

\$7.5 m



Investment  
opportunity



$\pm$  89%  
occupied

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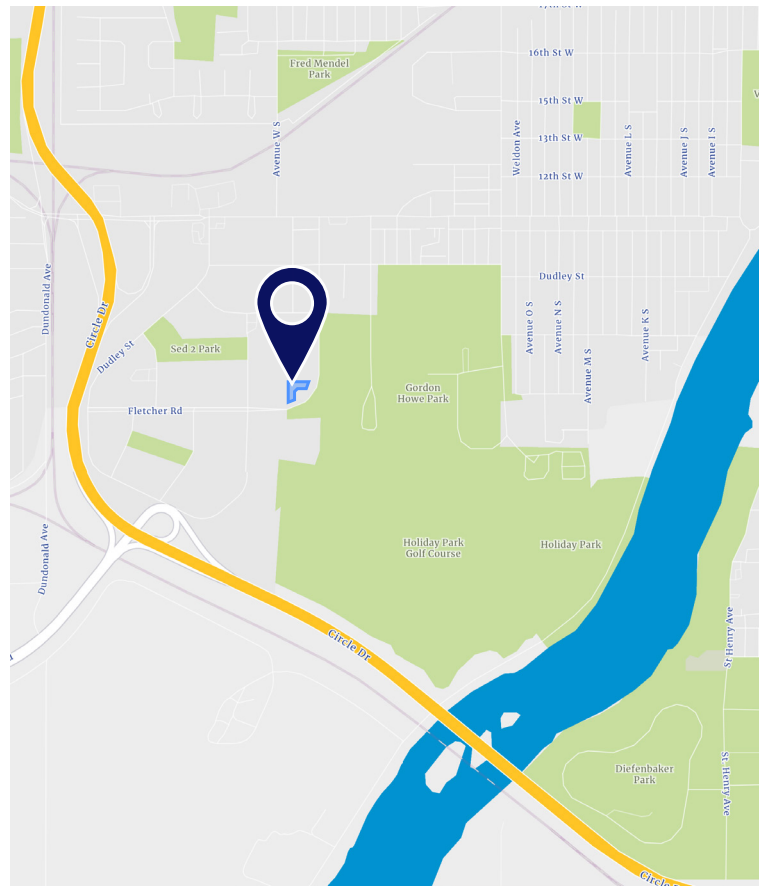
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# Property Profile

## Multi-tenant Office Investment

The fully finished 4,588 SF second floor unit is available with the balance of the building, about 89%, leased with a weighted average remaining lease term of 6.67 years. Lease summary and financial information is available with an executed confidentiality agreement.

|                      |                        |
|----------------------|------------------------|
| <b>Building Area</b> | 42,547 SF              |
| <b>Site Area</b>     | 2.35 AC                |
| <b>Zoning</b>        | IL1 (Light Industrial) |
| <b>Parcels</b>       | 203903973, 119976812   |
| <b>Possession</b>    | Negotiable             |
| <b>Property Tax</b>  | \$79,618.63 (2026)     |
| <b>Asking Price</b>  | \$7,500,000.00         |

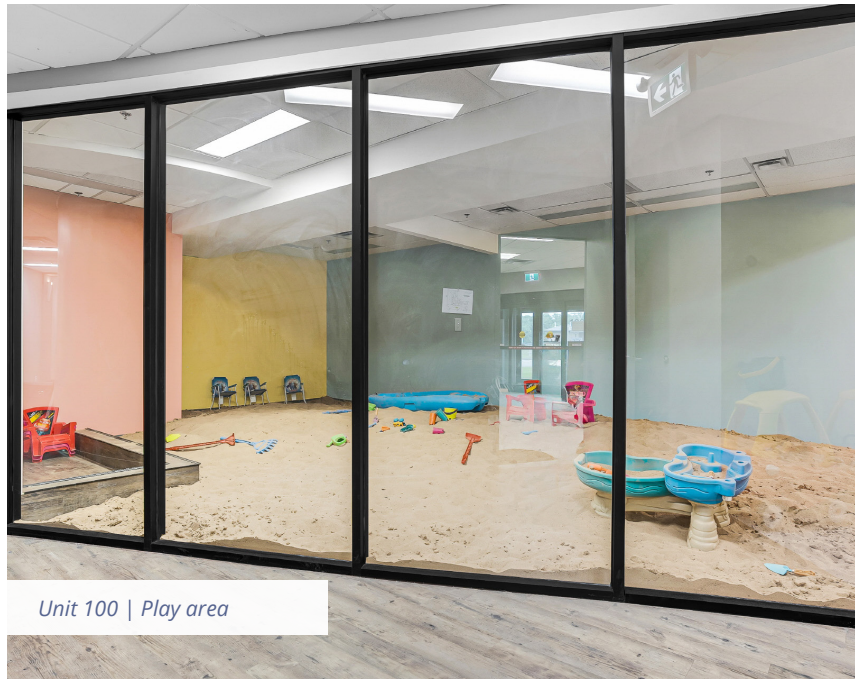


## Property features

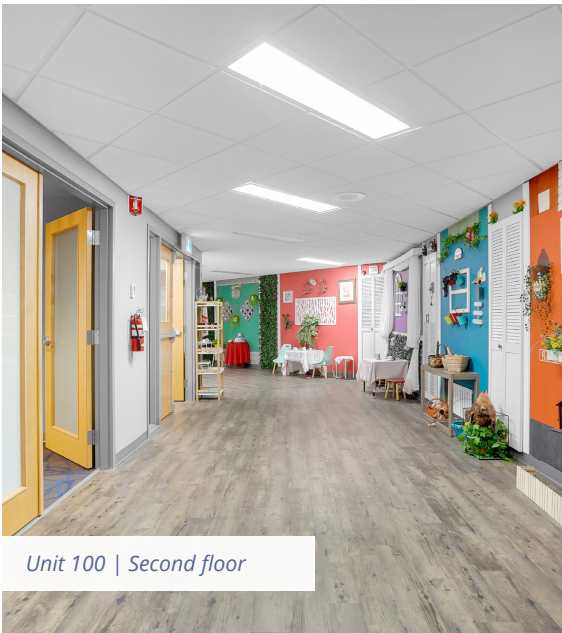
- Complete retrofit to office by Miners Construction in 2012
- Substantial upgrades to building include structural second floor, ten (10) new HVAC RTUs, complete overhaul of HVAC, plumbing and electrical distributions and \$400k in parking lot upgrades
- High quality finish in developed area including washrooms and showers
- Sprinkler line installed along perimeter in 2021 and ready for distribution as required
- 161 paved and electrified parking stalls, at one (1) stall per 264 SF
- Ease of access and egress to Circle Drive from the rapidly developing South West Industrial area



Unit 100 | Reception



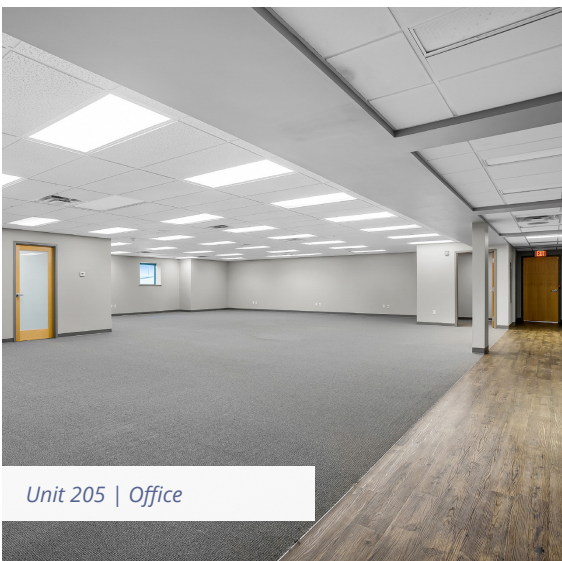
Unit 100 | Play area



Unit 100 | Second floor



Unit 103 | Reception



Unit 205 | Office



Refurbished in 2011

The Colliers logo is located in the top left corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.

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