



1,169 SQ FT AVAILABLE  
**FOR LEASE**

**RETAIL** | HIGH QUALITY RETAIL END-CAP UNIT LEASE OPPORTUNITY

**101-136 2<sup>nd</sup> Avenue South**

CENTRAL BUSINESS DISTRICT, SASKATOON

 **CUSHMAN &  
WAKEFIELD**  
Saskatoon



# PROPERTY DETAILS

**\$16.00**  
Asking Price, PSF

**\$9.50\***  
2024 Est.\* Occupancy, PSF

**TBD**  
Availability

District:	Central Business District
Zoning:	B6 (Downtown Commercial)
Parcel #'s:	120288326, 120288214
Site Size:	0.16 Acres
Total Rentable Area:	± 1,169 SF
Total Building Size:	± 9,100 SF
Parking:	Market Monthly Rate

## HIGHLIGHTS

- (1) electrified parking stall at Market rates
- Separately-metered Gas and Electricity
- Floor-to-ceiling windows along two sides of the unit
- Main floor end-cap unit with great visibility
- Signage along 2<sup>nd</sup> Avenue
- 1 washroom
- 1 Private office and storage room



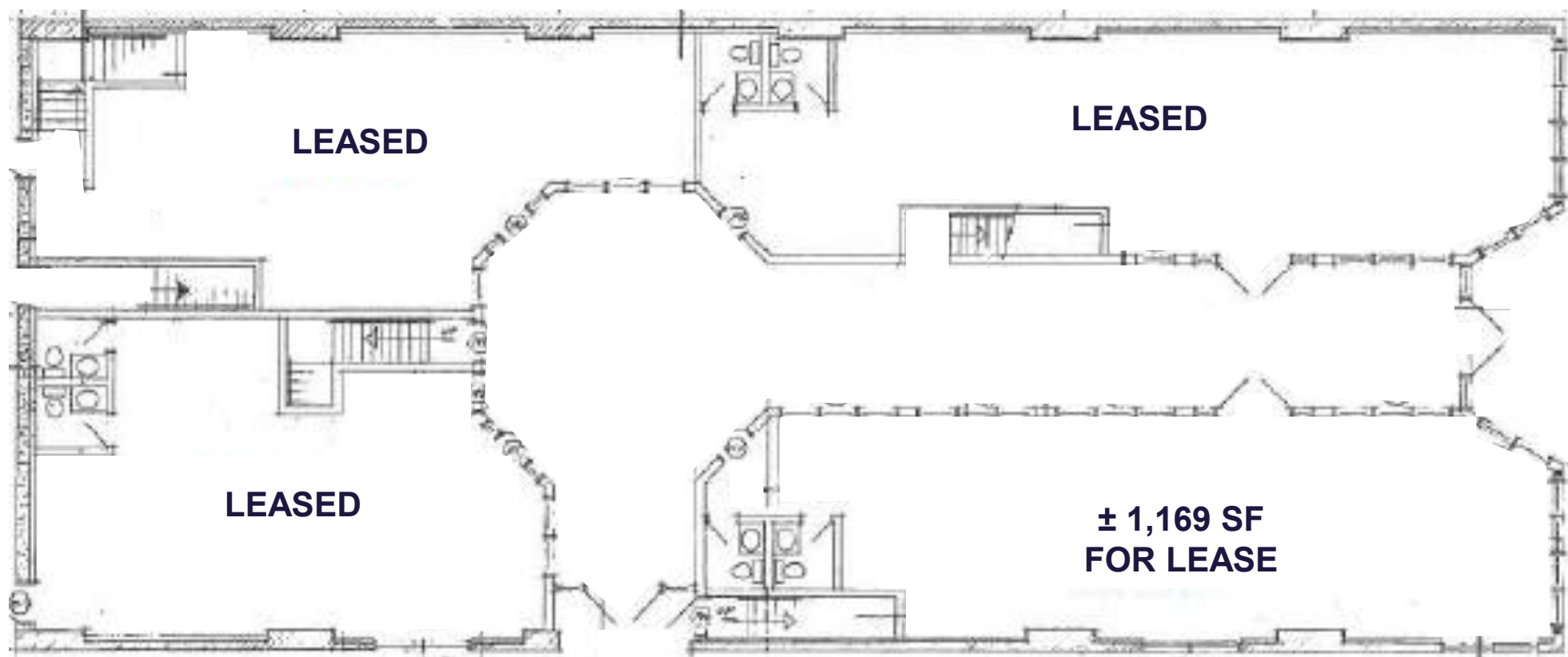
### LEAD AGENT

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# SITE PLAN

FOR LEASE | 136 2<sup>nd</sup> Avenue South, Saskatoon SK



\*Not to scale, not exactly as shown.



# PROPERTY PHOTOS

FOR LEASE | 136 2<sup>nd</sup> Avenue South, Saskatoon SK

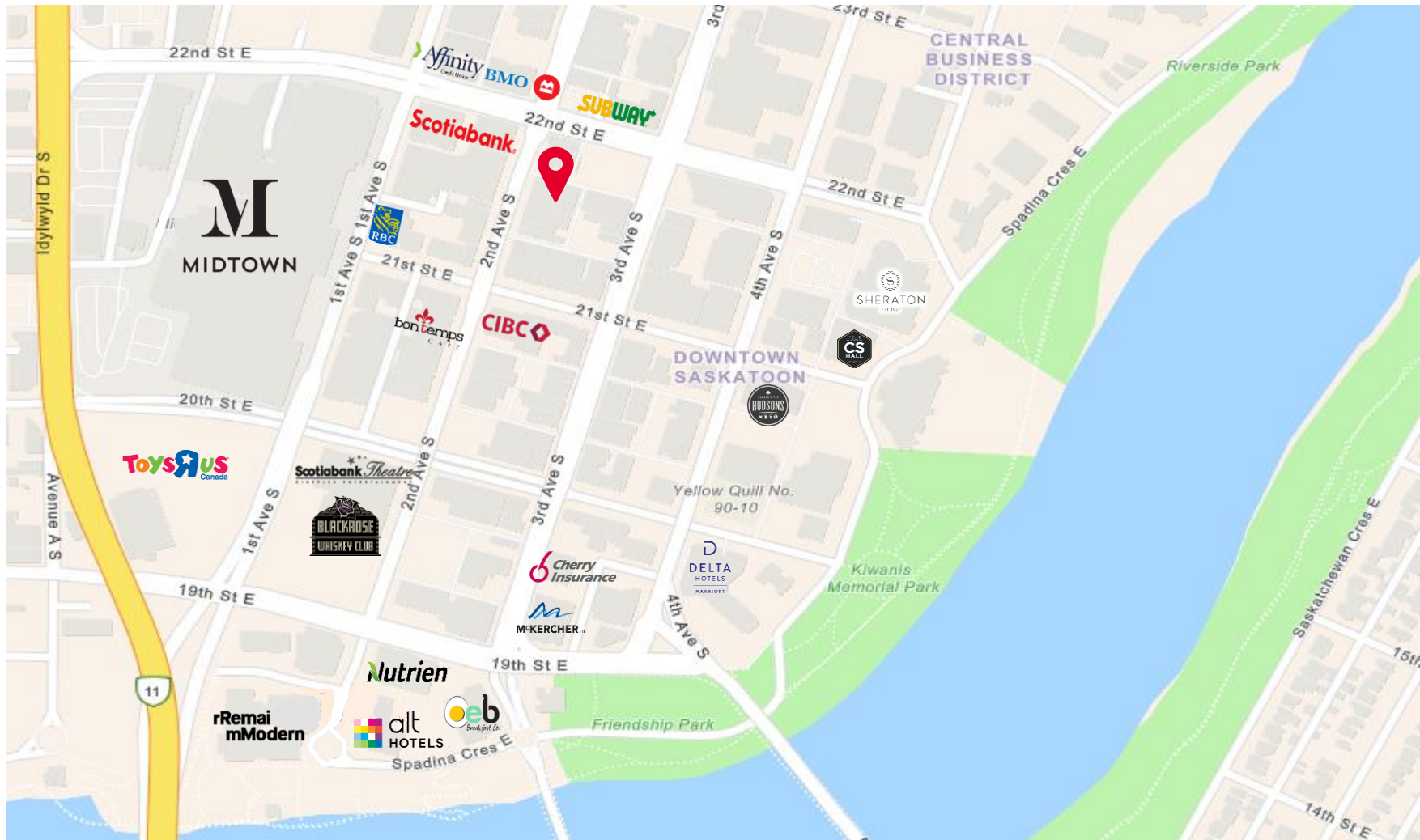




# NEIGHBOURHOOD PROFILE

## CENTRAL BUSINESS DISTRICT

FOR LEASE | 136 2<sup>nd</sup> Avenue South, Saskatoon SK



- Centrally located in the core of Downtown Saskatoon
- Daytime population of 23,259
- Average Vehicles per Day: 18,600
- Proximity to 30 transit stations
- Median Household Income \$85,000
- Walk score of 82 and Bike score of 62



**MATT PRIEL**

*Senior Sales Associate*

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**CUSHMAN & WAKEFIELD SASKATOON**  
**A LOCAL FIRM WITH GLOBAL REACH**

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