



± 4,530 SQ FT AVAILABLE
FOR SALE

OFFICE/COMMUNITY CENTRE | CORNER LOCATION

335 Avenue G South

AVENUE G SOUTH & 19TH STREET WEST, SASKATOON

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

\$825,000

Asking Price

Spring 2025

Availability

District:	Riversdale
Zoning:	M2 (<i>Community Institutional Service District</i>)
Parcel #:	119860982, 119860993, 119861006, 119861017, 119861275, 121020387
Site Size:	0.40 Acres
Total Building Area:	± 4,350 SF (plus 4,350 sq ft finished basement)
Parking:	20 parking stalls

HIGHLIGHTS

- Great visibility and access corner location at Ave G S and 19th St W.
- Additional land for 14 parking stalls adjacent to north side of building, fenced in sodded area, and 6 additional parking stalls along the rear of building
- Featuring office space, commercial kitchen, board room, storage space, and 5 washrooms



LEAD AGENT

SCOTT FRIESEN

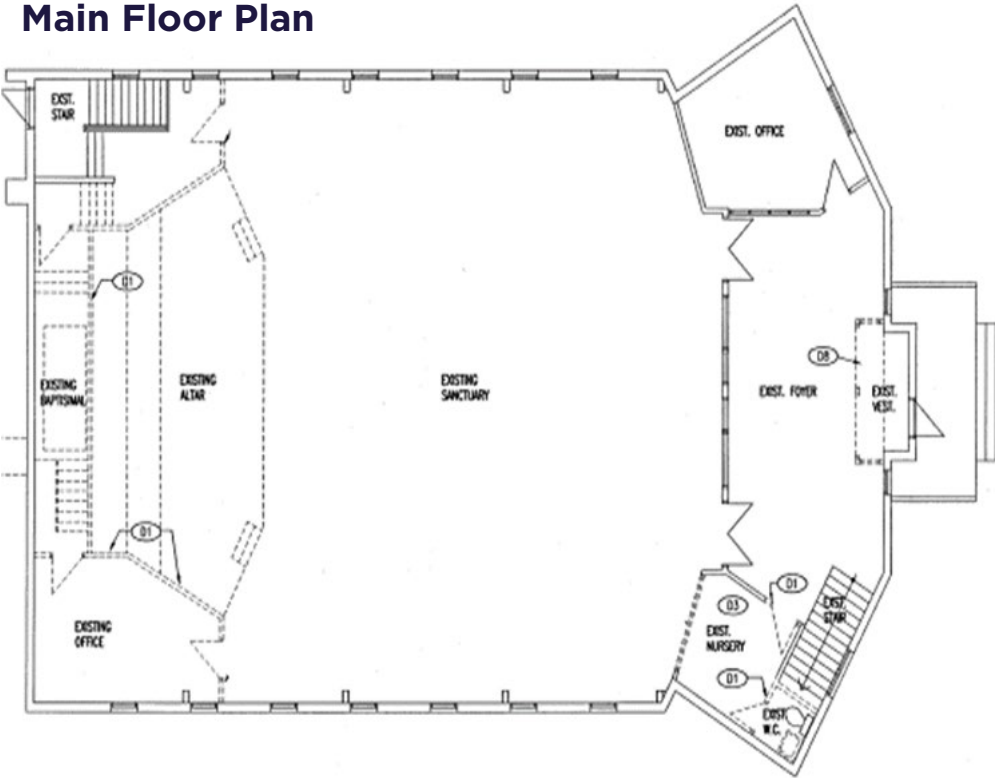
President / Broker

[1-306-934-3377](tel:1-306-934-3377)

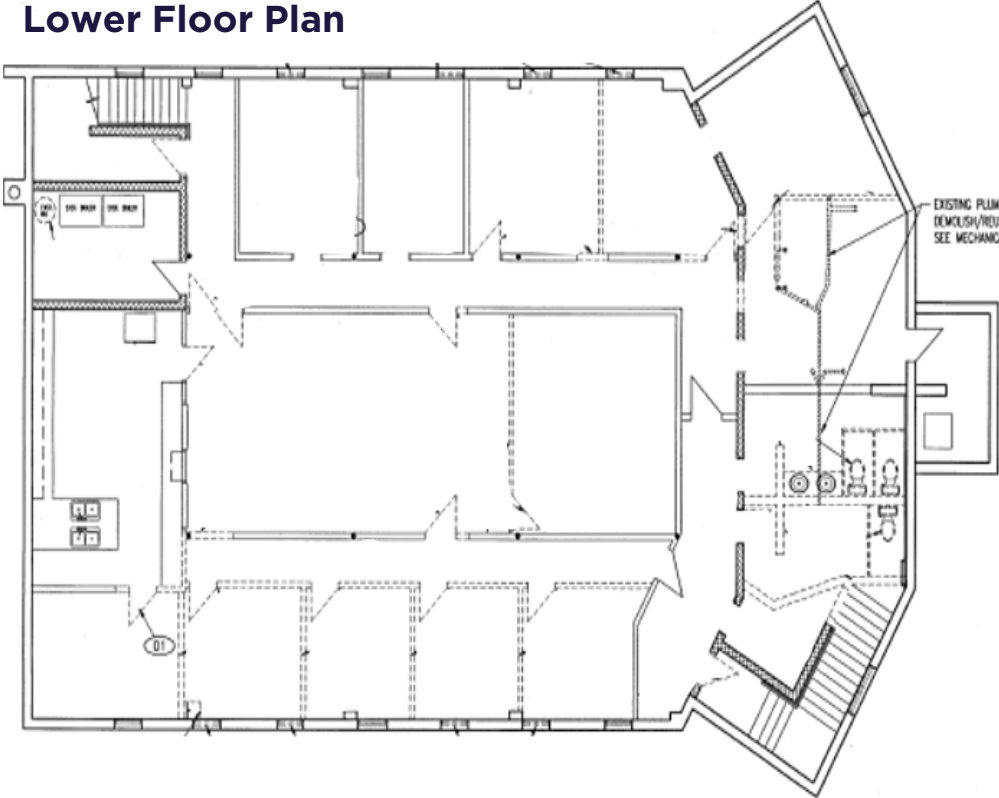
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Main Floor Plan



Lower Floor Plan



*Not to scale, not exactly as shown.

PROPERTY PHOTOS

FOR SALE | 335 Avenue G South, Saskatoon SK



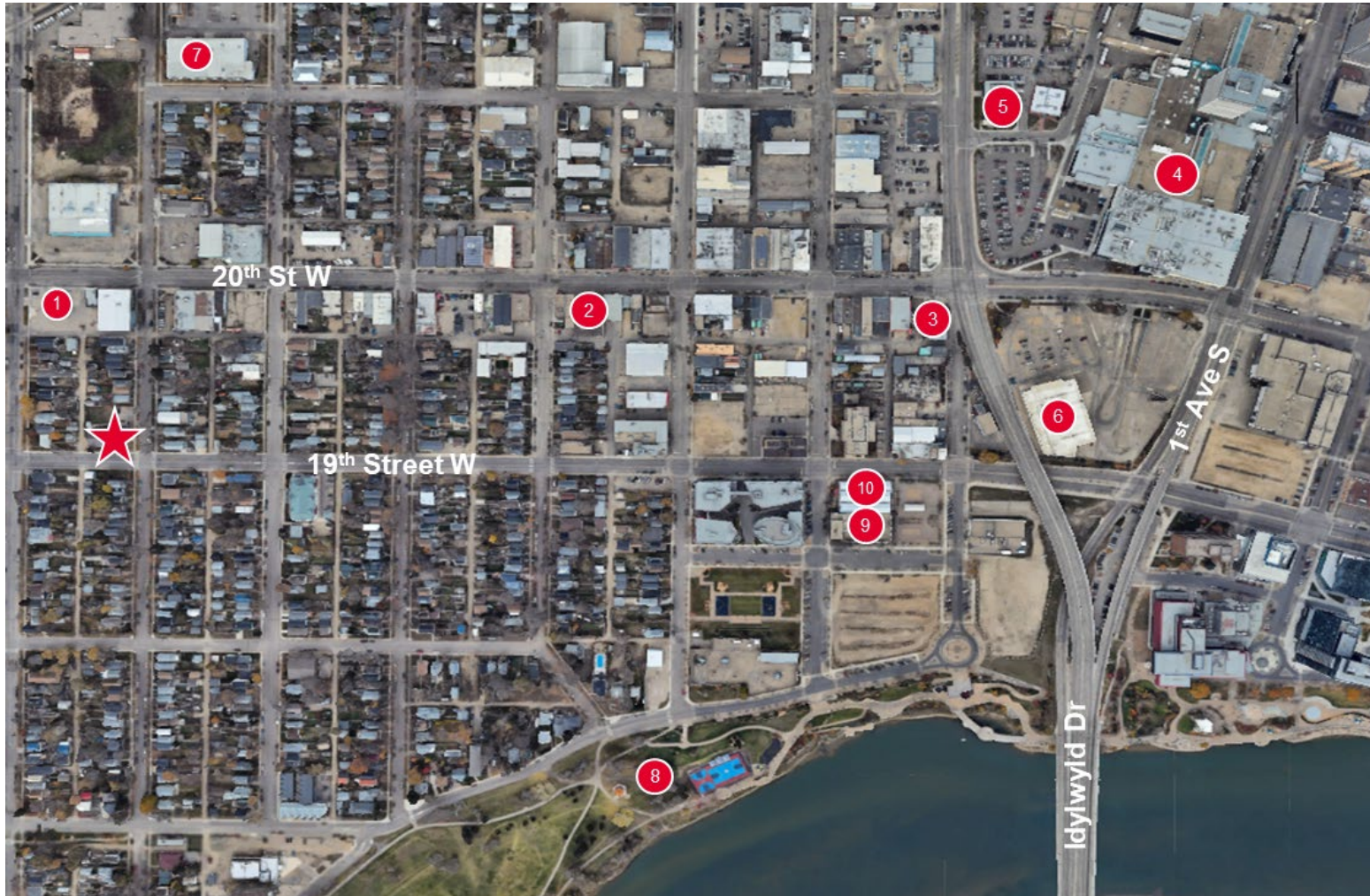
- 355 Avenue G South previously occupied as a community center
- The site is zoned as M2 (Community Institutional Service District) and would be ideal for medium sized residential, community centers, and institutional users

- Located within 1 block of 20th Street W retail district and minutes away from Downtown Saskatoon
- Future commercial development comprised of six legal parcels with varying sizes, totaling to 0.40 Acres











NEIGHBOURHOOD PROFILE


RIVERSDALE

FOR SALE | 335 Avenue G South, Saskatoon SK





★ 355 Ave G


1. 
2. 
3. 
4. 
5. 
6. 
7. 
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9. 
10. 


 **Vehicles: +11,000 VPD**
*Ave H and 20th St W

 **Income:**
± \$70,992

 **Population:**
± 5,941

 Proximity to 25 transit stations

 5-minute drive to downtown Saskatoon

 Neighborhood provides retail, grocery, financial, fitness and other professional services

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CUSHMAN & WAKEFIELD SASKATOON
A LOCAL FIRM WITH GLOBAL REACH

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