



± 4,530 SQ FT AVAILABLE  
**FOR SALE**

OFFICE/COMMUNITY CENTRE | CORNER LOCATION

**335 Avenue G South**

AVENUE G SOUTH & 19<sup>TH</sup> 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)

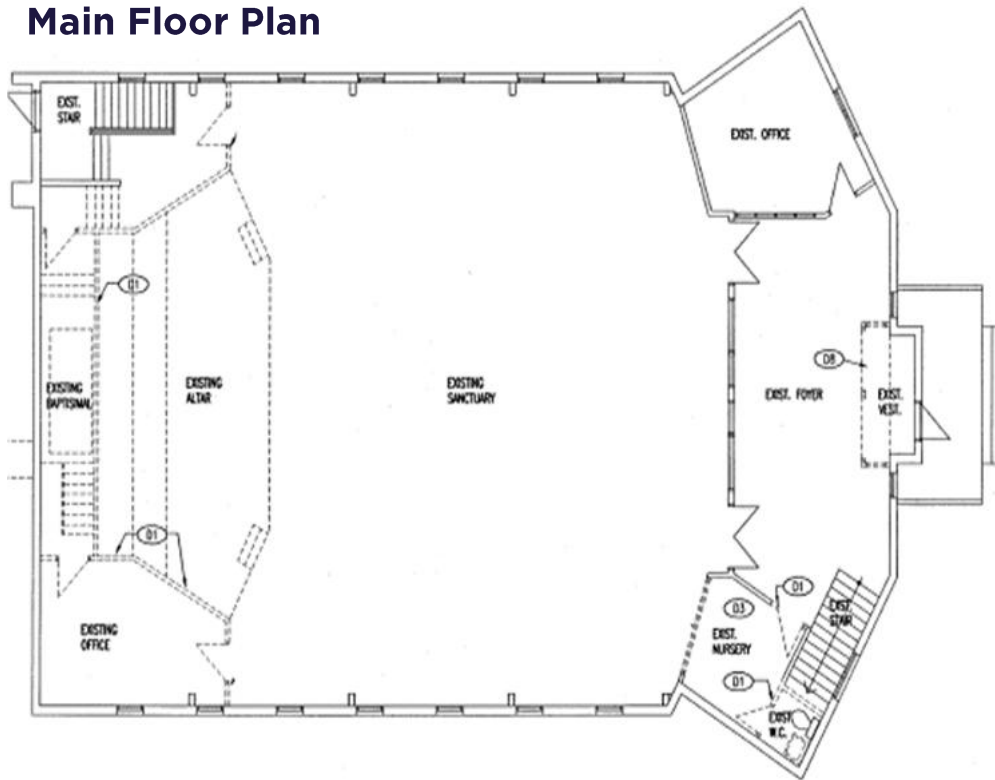
[scott.friesen@cwsaskatoon.com](mailto:scott.friesen@cwsaskatoon.com)



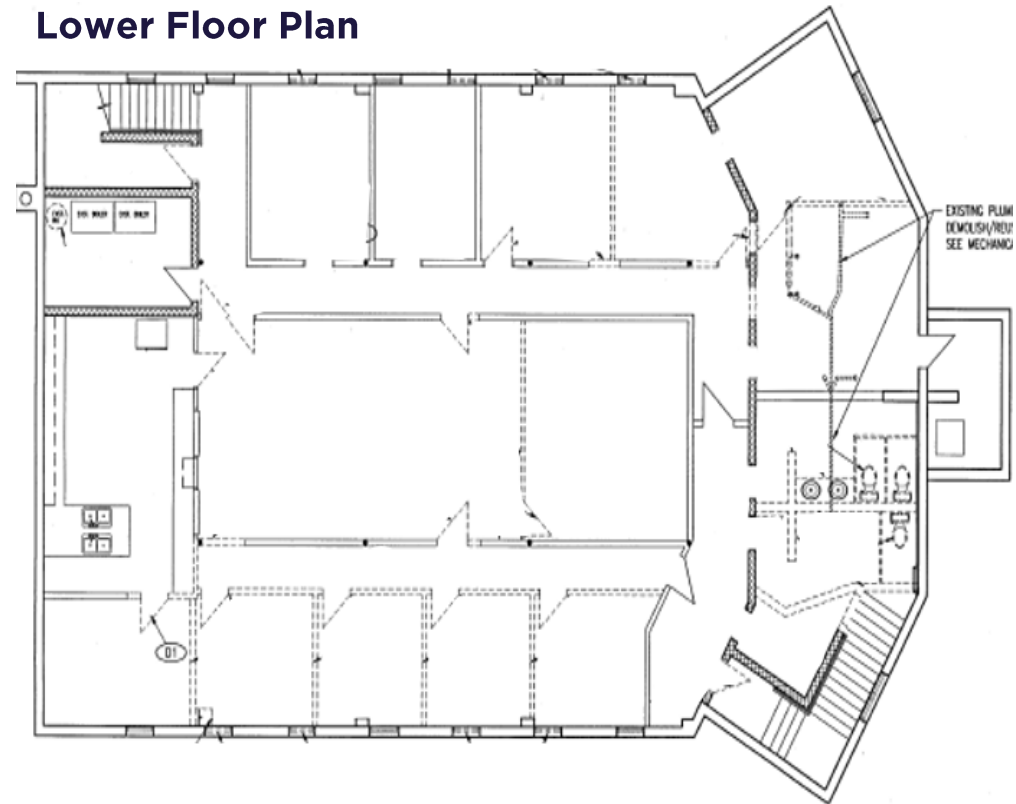
## SITE PLAN

**FOR SALE** | 335 Avenue G South, Saskatoon SK

## 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

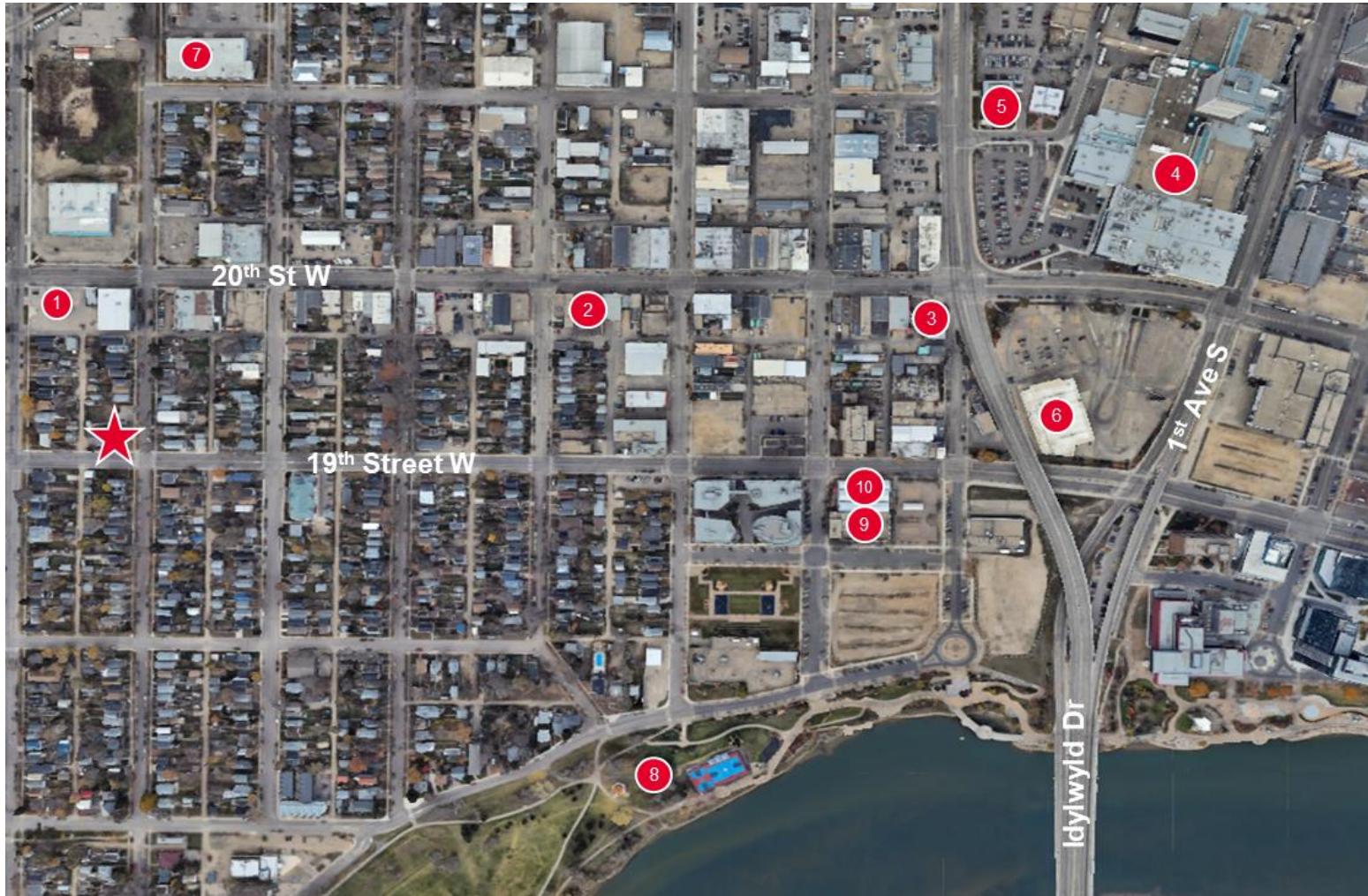
- Located within 1 block of 20th Street W retail district and minutes away from Downtown Saskatoon
- Future commercial development comprised of six legal parcels with varying sizes, totaling to 0.40 Acres













# NEIGHBOURHOOD PROFILE


## RIVERSDALE

FOR SALE | 335 Avenue G South, Saskatoon SK





★ 355 Ave G


1.  FAS GAS PLUS
2.  The Medicine Shoppe PHARMACY
3.  COHEN'S BEER REPUBLIC
4.  M MIDTOWN
5.  CACTUS CLUB CAFE
6.  TOYS 'R' US
7.  GIANT TIGER
8.  Victoria Park
9.  SMASH NATION
10.  GATHER LOCAL MARKET

 **Vehicles: +11,000 VPD**  
\*Ave H and 20<sup>th</sup> 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

 **CUSHMAN & WAKEFIELD**  
Saskatoon



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

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