



UP TO 1,847.60 SQ FT AVAILABLE  
**FOR LEASE**

**RETAIL** | PRIME RETAIL LOCATED IN THE HEART OF BROADWAY

**639 Main Street**

BROADWAY, SASKATOON

 **CUSHMAN &  
WAKEFIELD**  
Saskatoon



## PROPERTY DETAILS

**\$30.00-\$32.00**

Asking Price, PSF

**\$7.00\***

2025 Est. Occupancy, PSF

**Approx. \$5.00 psf discount until 2028**

**Immediate**

Availability

District:	Broadway
Zoning:	B5B ( <i>High Density Commercial</i> )
Parcel #:	120158535, 120158041, 120158052, 120158063
Total Rentable Area:	± 1,847.60 SF
Parking:	Tenant parking available at market rates

## HIGHLIGHTS

- Located in the heart of Saskatoon just off-Broadway Avenue known for its unique blend of local business, trendy boutiques, cafes and lively atmosphere
- The building boasts 106 residential units directly above the main floor
- One (1) unit available for lease 1,847.50 SF located on the main floor
- **Tax abatement on occupancy costs of approximately \$5.00 psf until the year end of 2028**



### LEAD AGENT

**SCOTT FRIESEN**

President / Broker

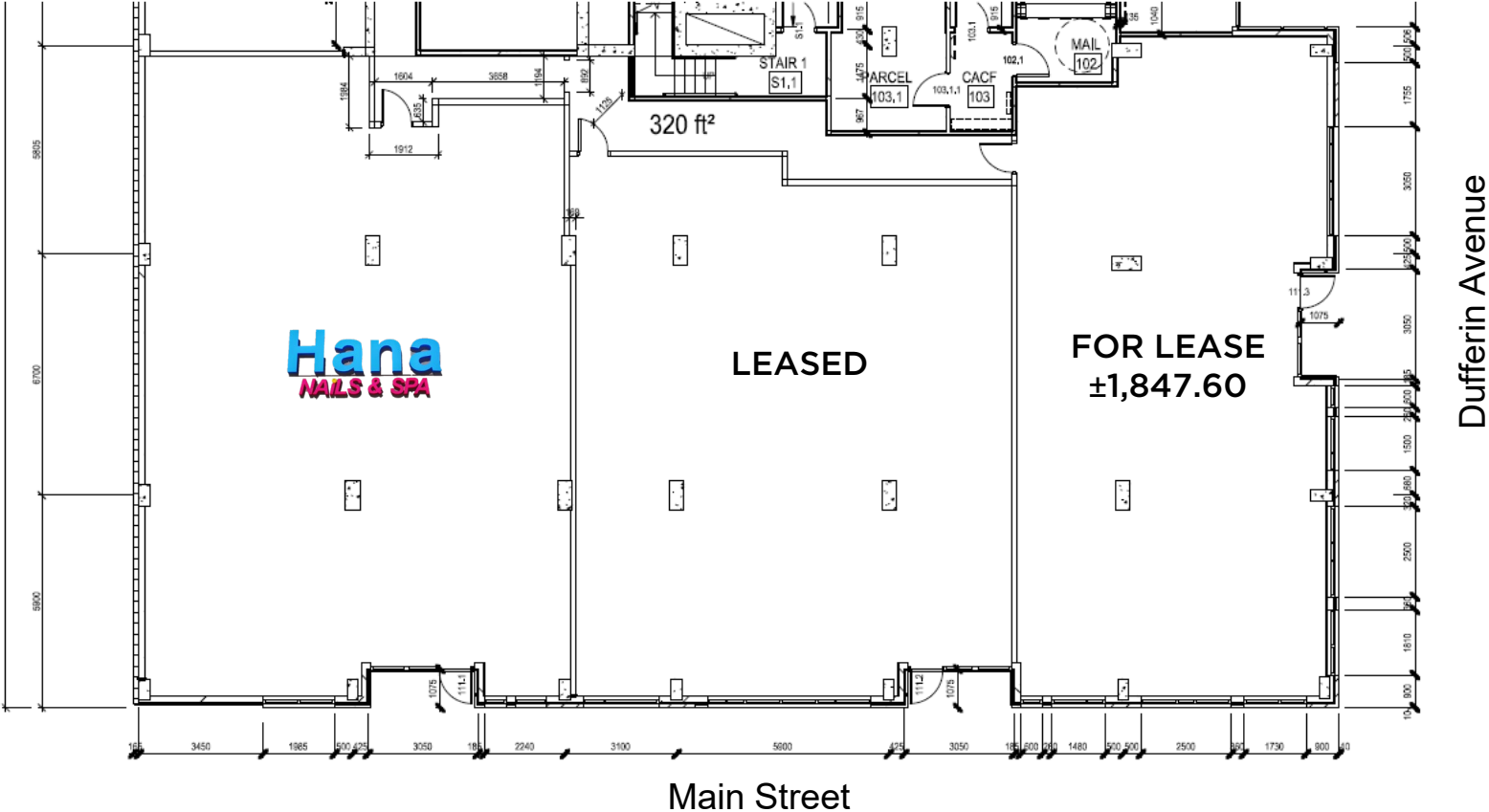
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SITE PLAN

FOR LEASE | 639 Main Street, Saskatoon SK



\*Not to scale, not exactly as shown.



# AMMENITIES

## BROADWAY

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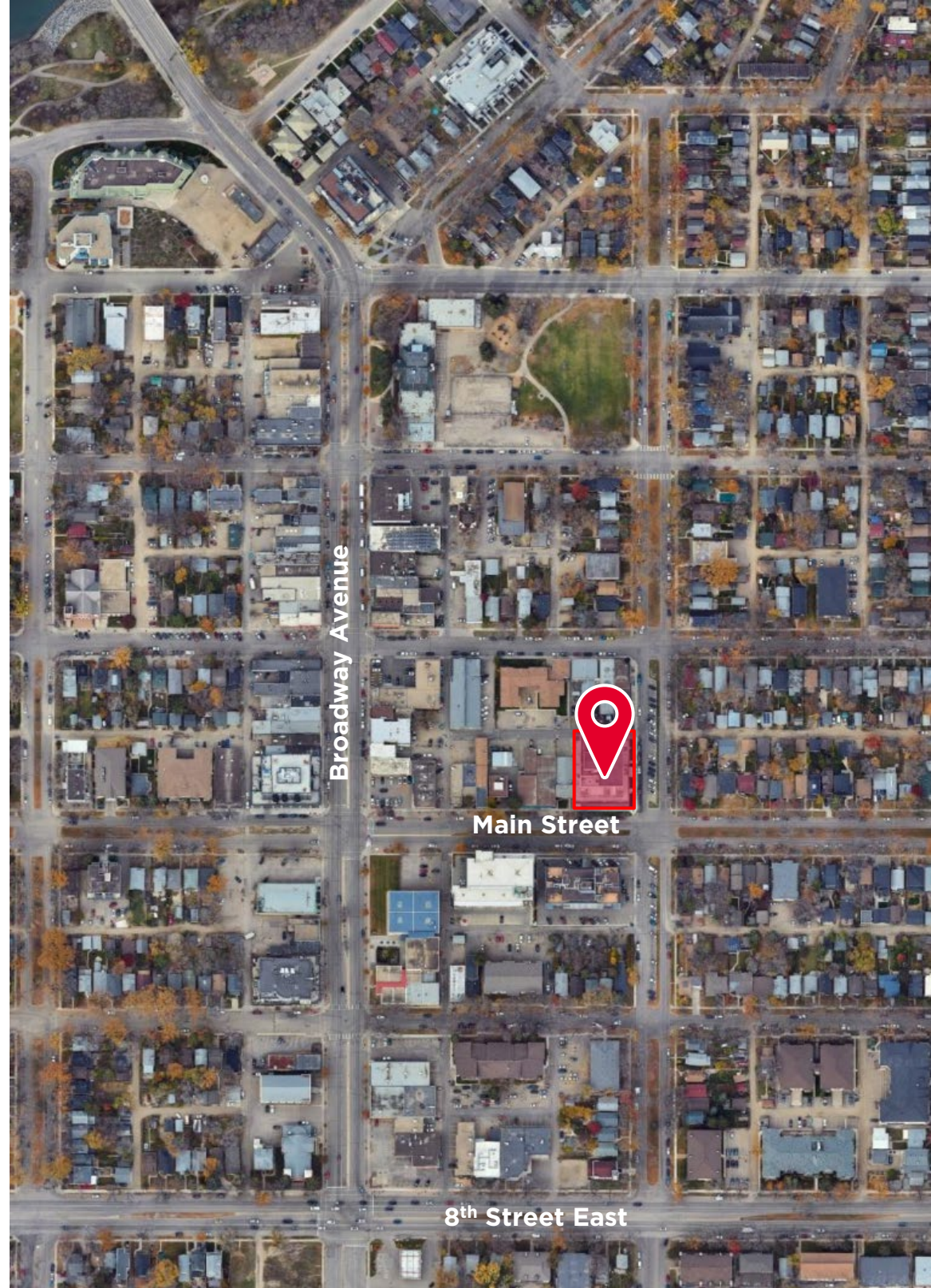


- Immediate area boasts numerous restaurants, financial services, clothing retailers, and fitness centers
- Walking distance to six (6) transit stations
- 5 minutes to Downtown Saskatoon and just a few blocks from 8<sup>th</sup> Street
- The Annual Broadway Street Fair hosted on the first Saturday in September has been generating an abundance of foot traffic in the area since 1983



# BROADWAY BUSINESSES

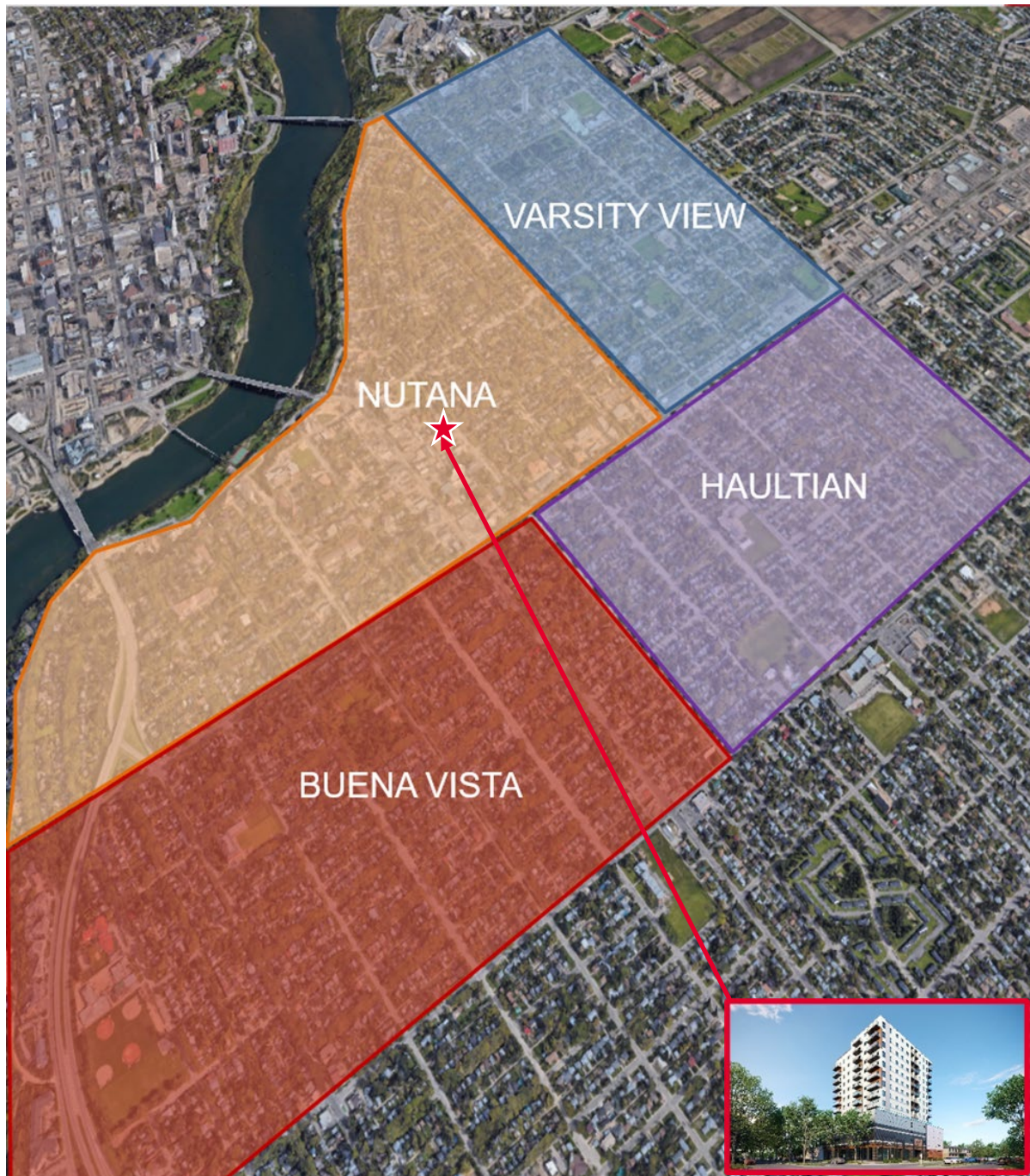
- Booster Juice
- Broadway Dental Group
- Outter Limits
- St. Johns Music
- Affinity Credit Union
- The Clothes Café
- Prairie Sun Brewery
- Bills House of Flowers
- Yard & Flagon
- Subway
- Museo Coffee Roasters
- Bulk Cheese Warehouse
- Crave Cookies and Cupcakes
- Amigos Cantina
- Broadway Café
- Broadway Pharmacy
- Nutana Bakery
- Leopolds Tavern
- LifeCycle Spin Studio
- Ace Burger
- Freshii
- Una Pizza and Wine
- The Broadway Theatre
- Calories
- Odlá
- Tim Hortons
- Bud's on Broadway
- Nutters Everyday Naturals
- Broadway Eyecare
- The Sandbox in the City
- LAVVA Kitchen + Bar
- The Running Room





# RESIDENTIAL NEIGHBORHOODS

FOR LEASE | 639 Main Street, Saskatoon SK



## Nutana

- Population: 5,478
  - Average age: 37
- 

## Varsity View

- Population: 3,538
  - Average age: 40
- 

## Buena Vista

- Population: 2,941
  - Average age: 37
- 

## Haultain

- Population: 3,379
  - Average age: 35
- 

## Total Area

- Population: 15,336
- Average age: 37





**SCOTT FRIESEN**

*President / Broker*

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**A LOCAL FIRM WITH GLOBAL REACH**

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