



1,169 SQ FT AVAILABLE
FOR LEASE

RETAIL | HIGH QUALITY RETAIL END-CAP UNIT LEASE OPPORTUNITY

101-136 2nd 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 2nd Avenue
- 1 washroom
- 1 Private office and storage room



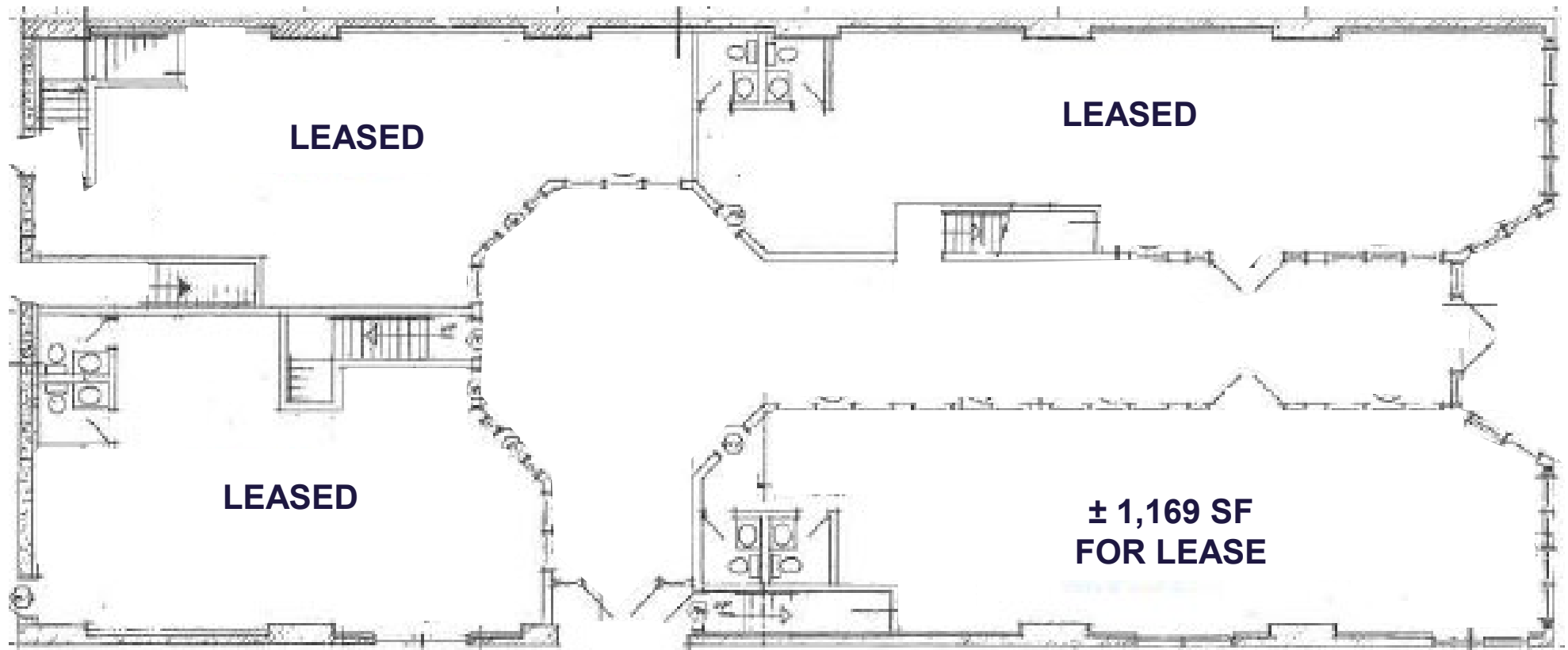
LEAD AGENT

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SITE PLAN

FOR LEASE | 136 2nd Avenue South, Saskatoon SK



*Not to scale, not exactly as shown.

PROPERTY PHOTOS

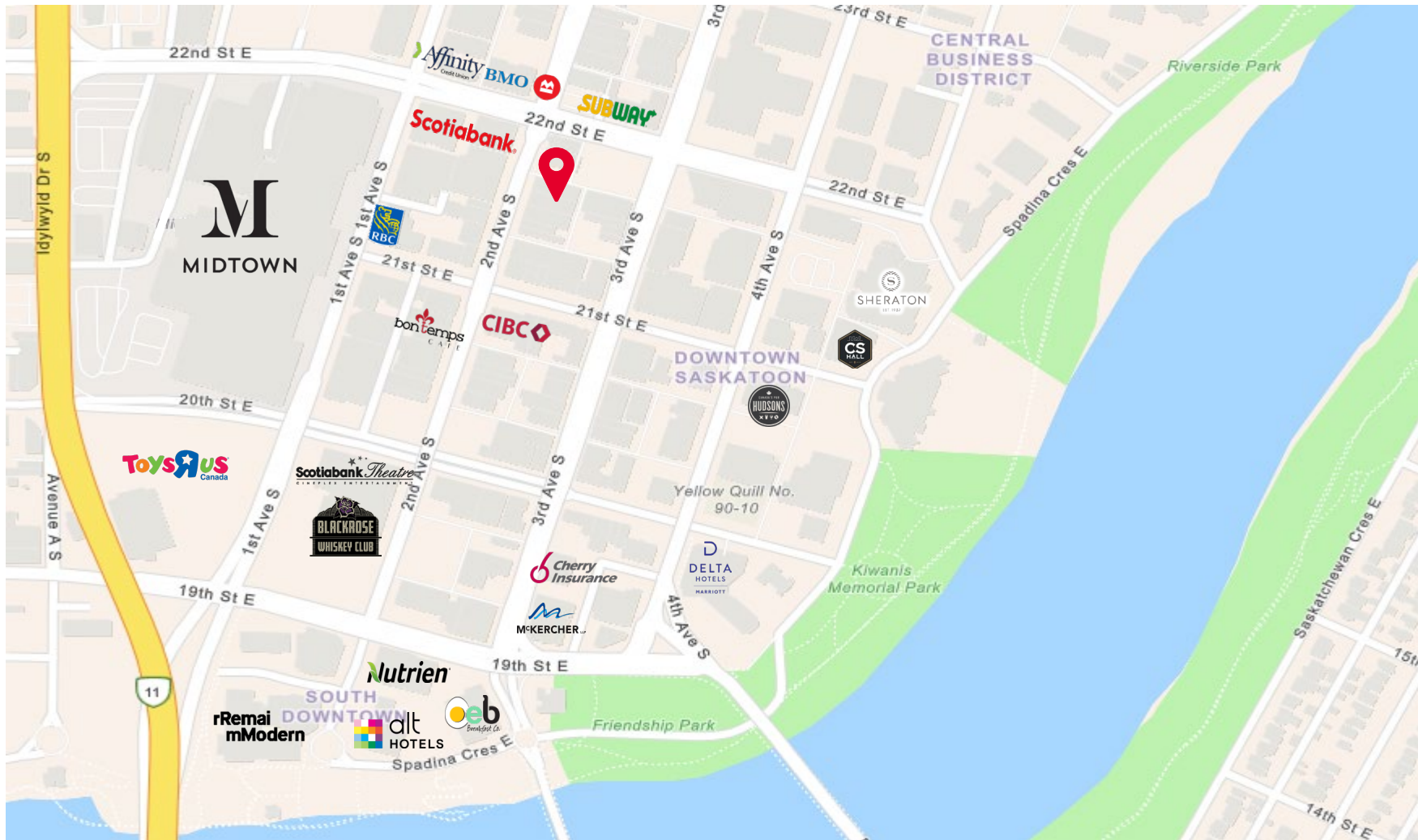
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NEIGHBOURHOOD PROFILE

CENTRAL BUSINESS DISTRICT

FOR LEASE | 136 2nd 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



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CUSHMAN & WAKEFIELD SASKATOON
A LOCAL FIRM WITH GLOBAL REACH

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