



± 3,000 SQ FT AVAILABLE
FOR LEASE

RETAIL | DOWNTOWN RETAIL SPACE

150 1st Ave South

SASKATOON, SK

 **CUSHMAN & WAKEFIELD**
Saskatoon

PROPERTY DETAILS

Prime retail space situated in the heart of downtown Saskatoon - **located** on 1st Ave South directly across from the Midtown Plaza and adjacent RBC main branch.

A key strategic location with connections to 21st street walking traffic, midtown plaza clientele and RBC main branch customers.

\$22.00 PSF

Asking Rate

\$8.05

Occupancy Cost (2025 Est.)

Immediate

Available for Occupancy

District:	Central Business District
Zoning:	B6 (<i>Downtown Commercial</i>)
Parcel #:	120164262, 120164273
Site Size:	0.16 Acres
Total Leased Building Area:	3,000 SF
Parking:	Up to six (6) on site parking stalls available at rear of the premises
Storefront:	Seven (7) Store front client facing window display units

HIGHLIGHTS

- Centrally located retail building with access to all major roadways, walking and cycling paths
- Two (2) washrooms
- Staffroom with kitchenette
- Four (4) changerooms
- Storage room
- Vestibule at front and staff entrance at rear of premises
- Up to six (6) on site parking stalls at rear of premises
- Abundance of natural light through storefront windows and skylight
- High volume of traffic & visibility



LEAD AGENT

MATT PRIEL

Senior Sales Associate

1-306-261-2375

matt.priel@cwsaskatoon.com



PROPERTY PHOTOS

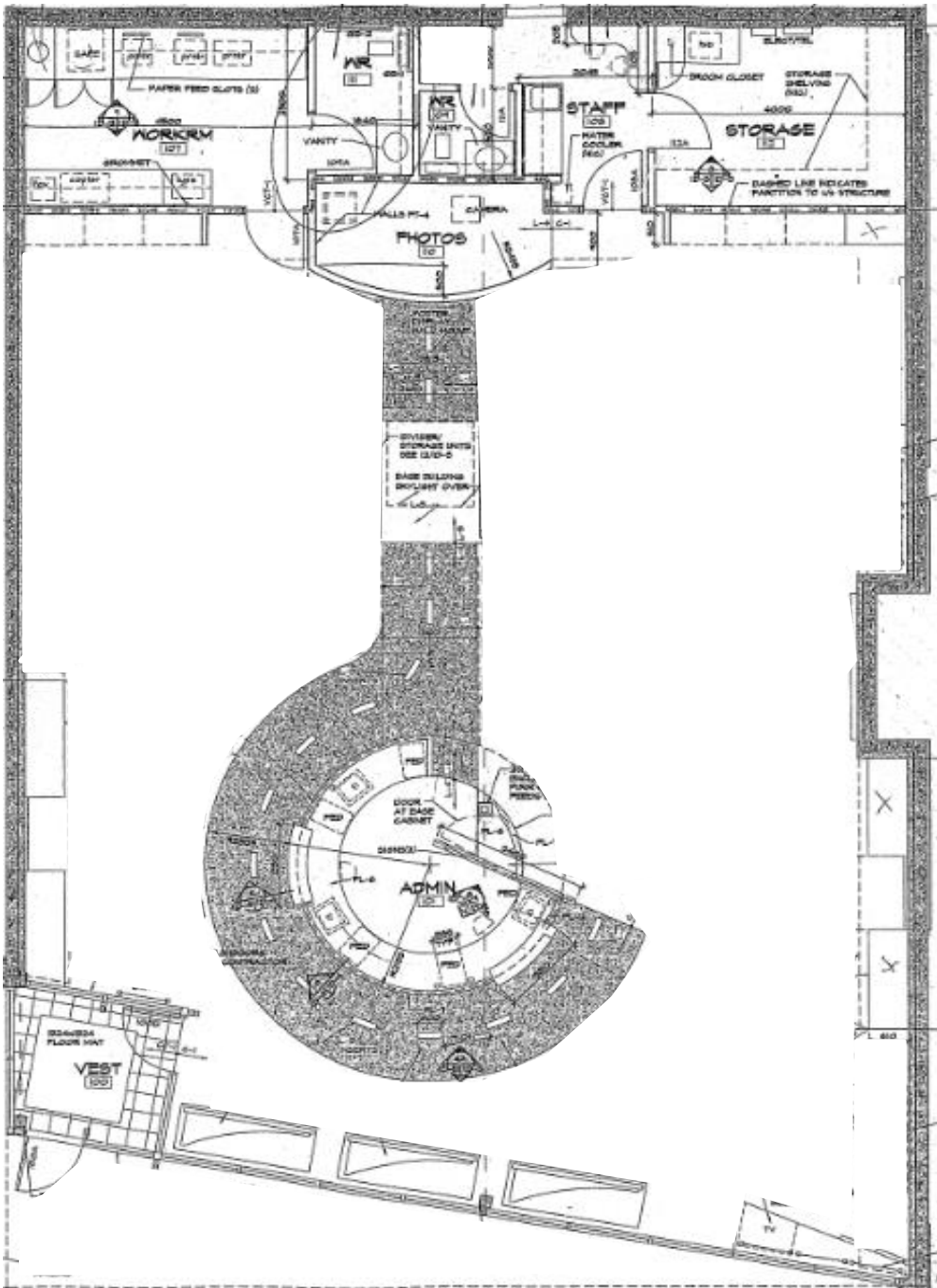
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FLOOR PLAN

*Not to scale, not exactly as shown.

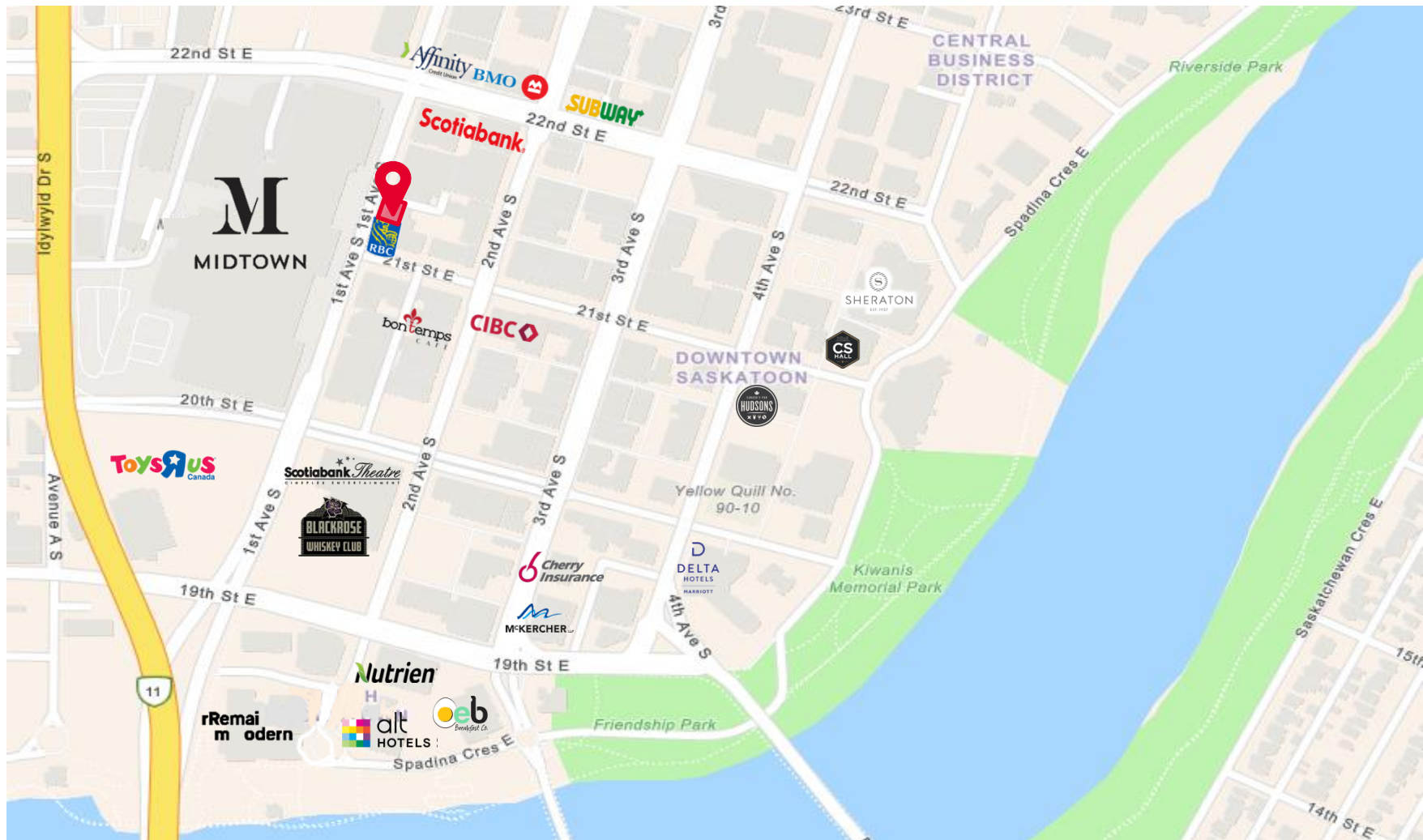
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NEIGHBOURHOOD PROFILE

CENTRAL BUSINESS DISTRICT

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- Centrally located in the core of Downtown Saskatoon
- Daytime population of 23,259
- Average Vehicles per Day: 10,500
- Proximity to 30 transit stations
- Median Household Income \$85,000
- Walk score of 82 and Bike score of 62



MATT PRIEL

Senior Sales Associate

1-306-261-2375

matt.priel@cwsaskatoon.com

SCOTT FRIESEN

President / Broker

1-306-270-8492

scott.friesen@cwsaskatoon.com

CUSHMAN & WAKEFIELD SASKATOON
A LOCAL FIRM WITH GLOBAL REACH

215-350 3rd Avenue North
Saskatoon, SK S7K 2J1
cushmanwakefieldsaskatoon.com

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