



± 3,000 SQ FT AVAILABLE  
**FOR LEASE**

RETAIL | DOWNTOWN RETAIL SPACE  
**150 1<sup>st</sup> Ave South**  
SASKATOON, SK



# PROPERTY DETAILS

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

A key strategic location with connections to 21<sup>st</sup> 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

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# PROPERTY PHOTOS

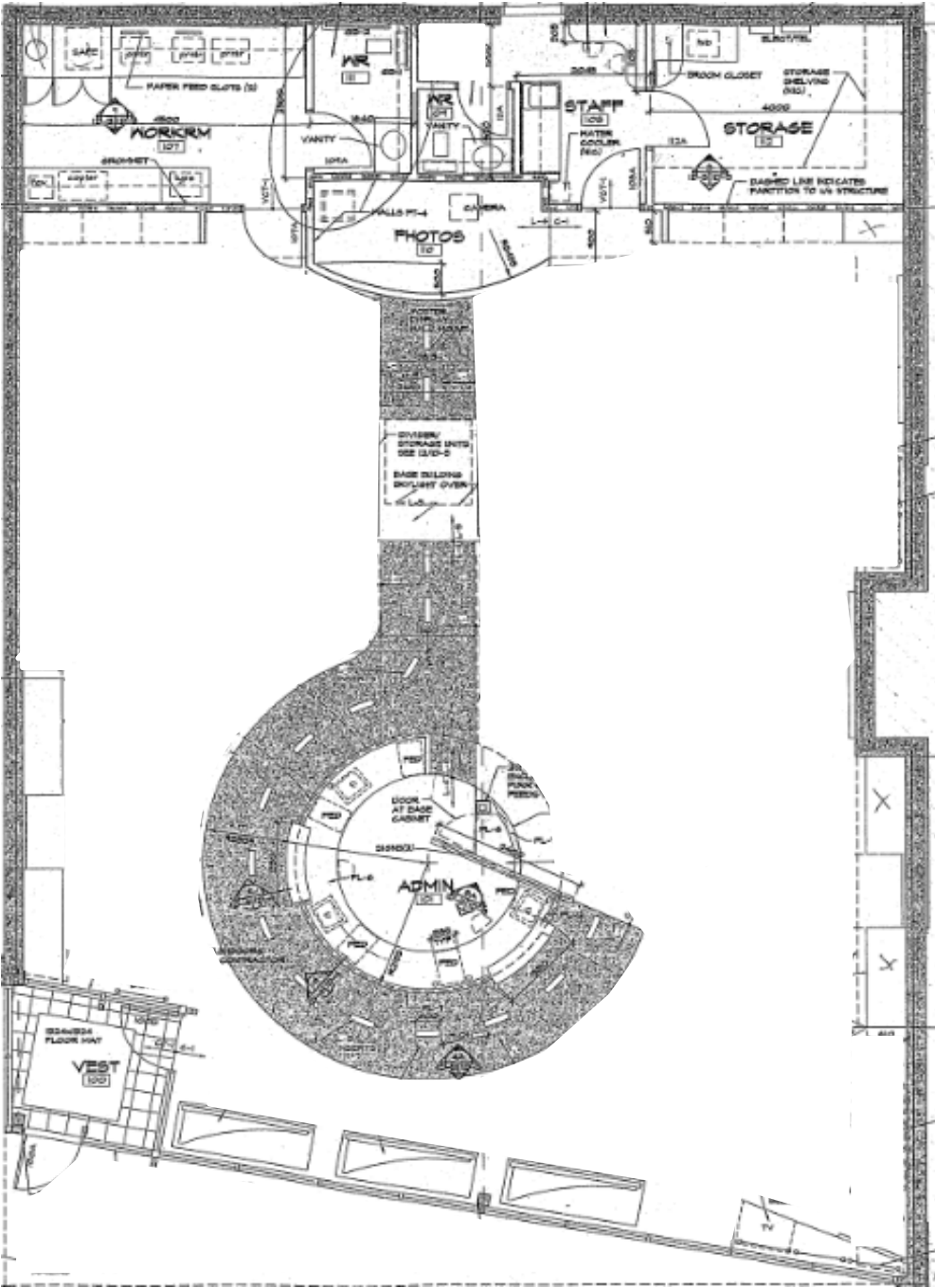
FOR LEASE | 150 1st Ave S, Saskatoon SK



# FLOOR PLAN

\*Not to scale, not exactly as shown.

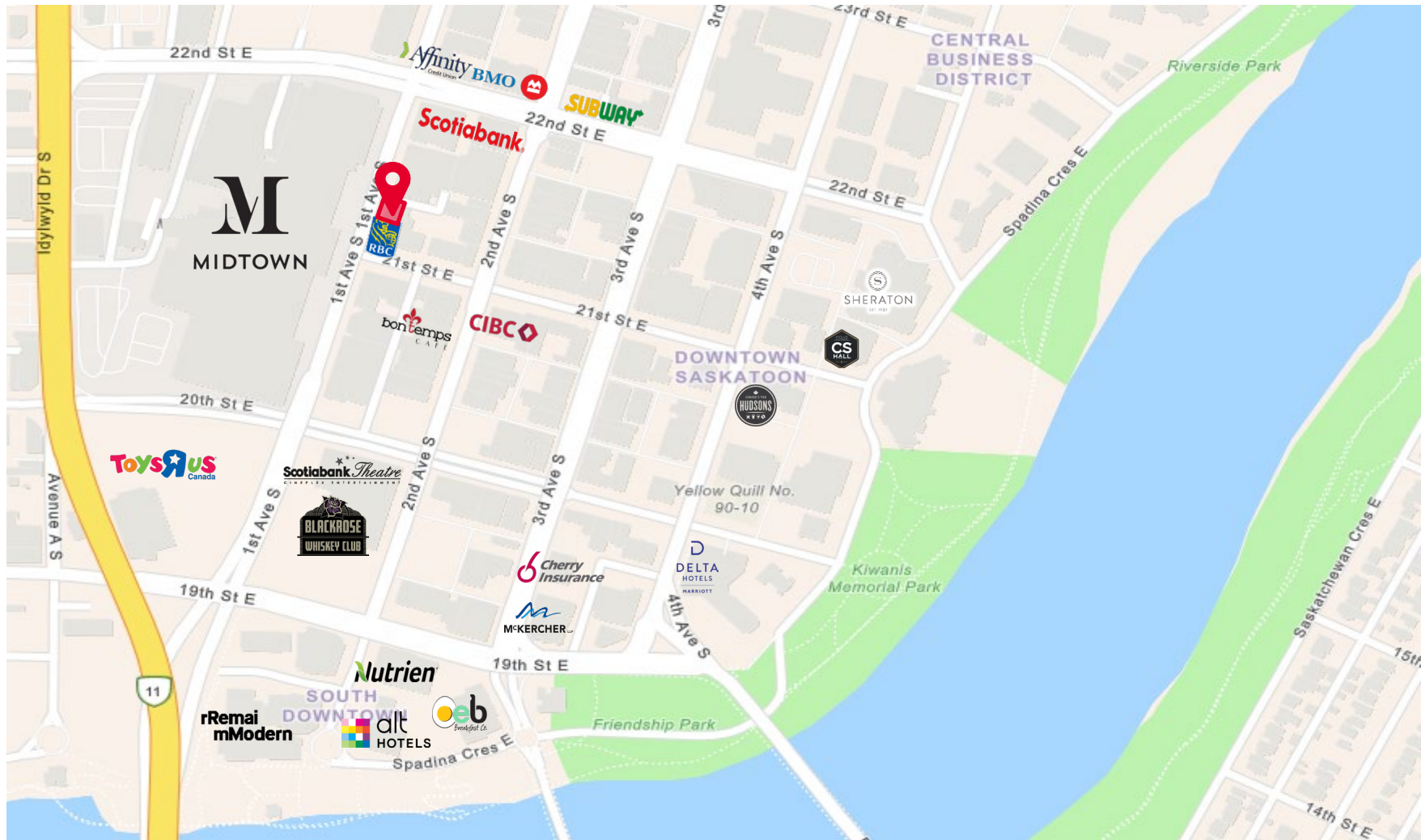
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# NEIGHBOURHOOD PROFILE

## CENTRAL BUSINESS DISTRICT

FOR LEASE | 150 1st Ave S, Saskatoon SK



- 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



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**A LOCAL FIRM WITH GLOBAL REACH**

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