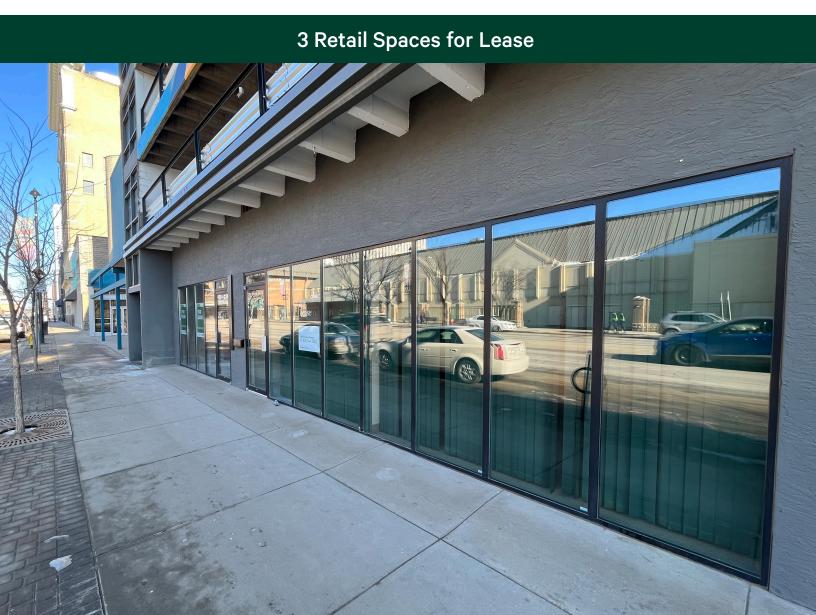


# 234 - 1st Avenue South

Retail Space

234 1st Ave South Saskatoon, Saskatchewan www.cbre.ca/Saskatchewan



## Property Information

### **Leasing Information**

**Legal Description:** Parcel: 120288449

**Zoning:**B6 (Downtown Commercial)

Available Areas: 1,530 SF, 1,530 SF

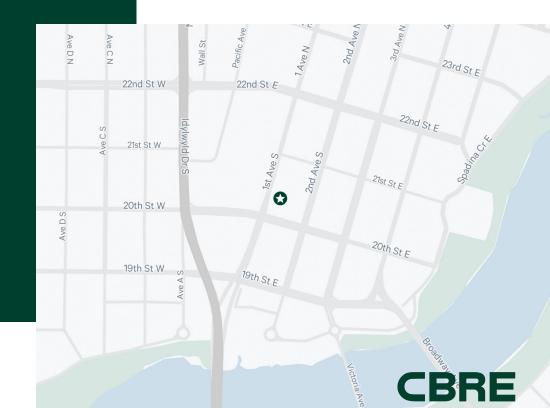
& 1,560 SF

Available Immediately

Lease Rate: \$16.00 PSF

Occupancy Costs: Cam rate is \$7.72 PSF Tax Rate is \$3.84 PSF

Centrally located in Saskatoon's downtown business district this retail space sits across from Midtown Plaza on one of downtown's busiest retail corridors. Consisting of two (2) 1,530 SF retail spaces with built in kitchenettes, washrooms and change rooms and one (1) 1,560 SF space featuring a washroom and storage area. This property provides an affordable opportunity for both retail and office users locating to the downtown core. This property is surrounded by both pedestrian and vehicle traffic for excellent brand exposure and visibility.













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