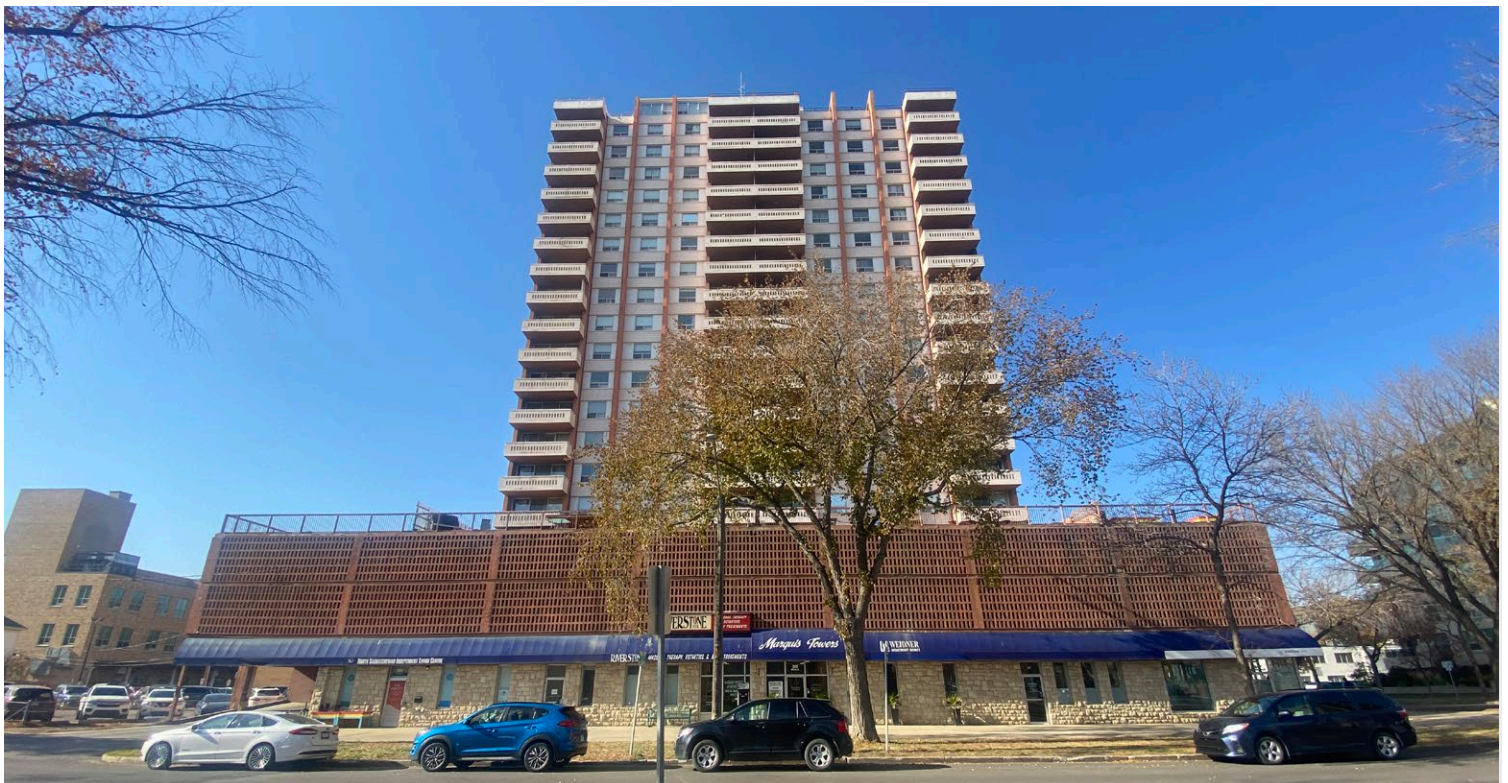


241 5th Avenue North

Retail Space For Lease

241 5th Ave N
Saskatoon, SK S7K 2P3
www.cbre.ca/saskatchewan



Located on the main floor of the Marquis Tower, this property is located one block west of the Saskatchewan River with street-front access and metered customer parking. There is excellent opportunity for exterior signage to 24th Street East.

These retail units are in the core of downtown Saskatoon and would be perfect for a smaller retail user. High vehicle and pedestrian traffic in the area allows for high visibility along both 5th Ave. N and 24th Street.

Zoning: M4

Legal Description: Parcel 120282803

Parking: Electrified; surface parking available for lease

Available Units:

– Bay A: 1,157 SF

– Bay D: 1,467 SF

Possession: Immediate

Gross Lease Rate: \$20.00 PSF + separate metered heat & power utilities

Available For Lease

Bay A

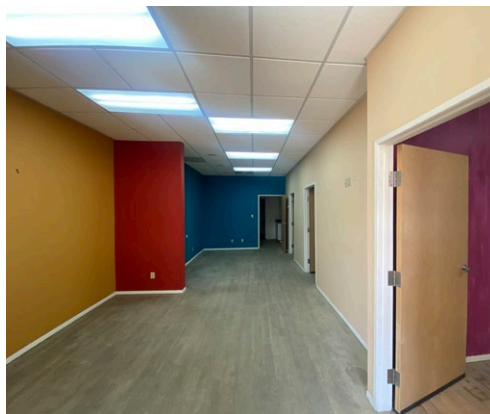
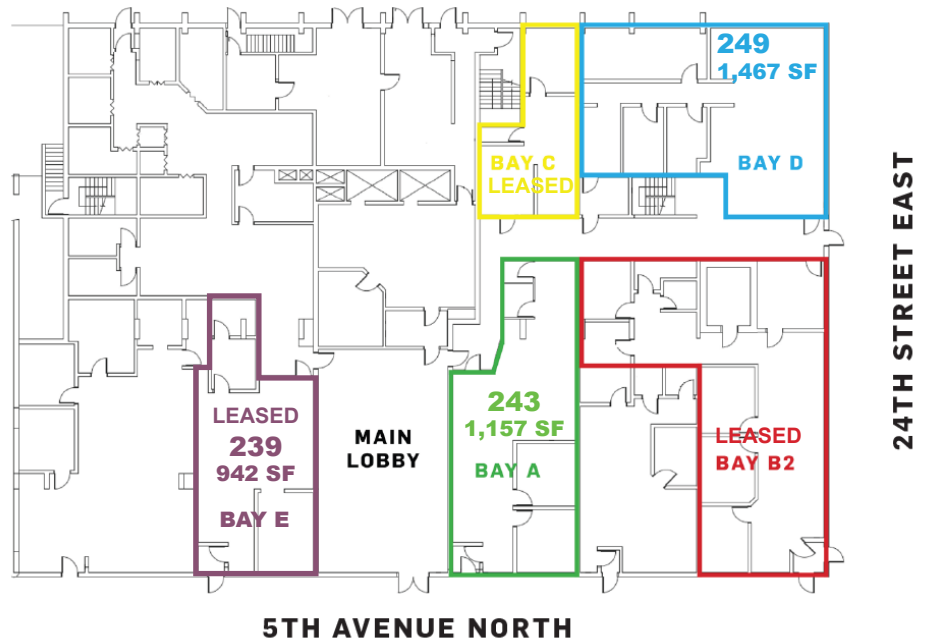
+1,157 SF

+ Open work area, 2 private offices,
2 closets

Bay D

+1,467 SF

+ Large open work area, reception
area, small kitchenette, 2-piece
washroom



Contact Us

Michael Bratvold

Senior Vice President
+1 306 361 0512
Michael.Bratvold@cbre.com

Ben Kelley

Associate Vice President
+1 306 381 8912
Ben.Kelley@cbre.com

Dallon Kuprowski

Senior Financial Analyst
+1 306 202 7521
Dallon.Kuprowski@cbre.com

Shane Endicott

Senior Associate
+1 306 716 7522
Shane.Endicott@cbre.com

Luke Jansen

Sales Associate
+1 306 803 5981
Luke.Jansen@cbre.com

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