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412 Avenue B North, Saskatoon, SK MLS®

# 36-unit multifamily investment property for sale

Featuring an excellent suite mix of twenty-six (26) two-bedroom and ten (10) one-bedroom units.

This well-maintained property in Caswell Hill is located near schools, shopping and public transit. Key upgrades include new boiler installed in 2018, and as tenancies turnover, units are routinely updated with new flooring, paint and appliances to maintain a modern and attractive standard throughout.

Asking:

\$4.75 m



Investment opportunity



Good suite mix

**Jason Wionzek**

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# Property Profile

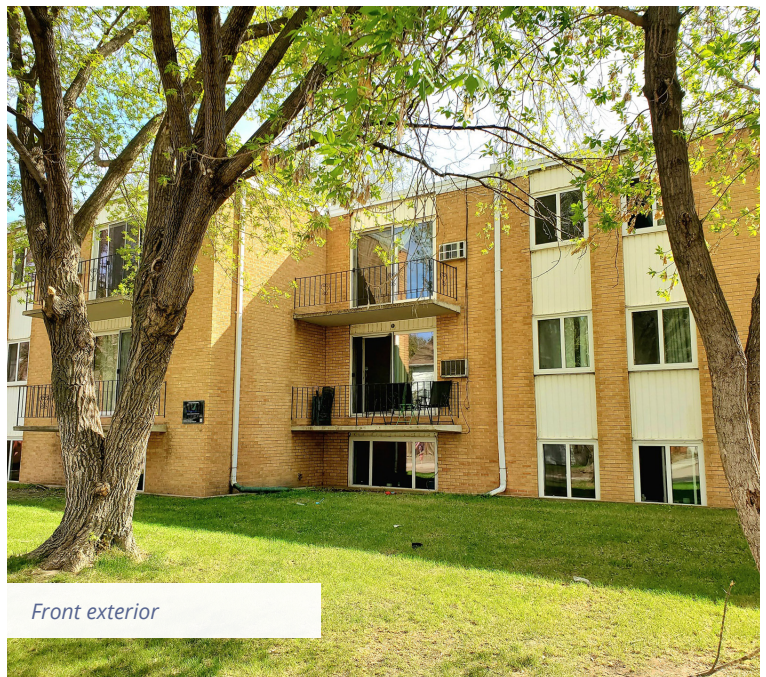
## 36-Unit Multifamily Investment

The existing mortgage must be assumed by the purchaser. The mortgage balance as of May 1, 2025 is \$3,900,579 at a fixed rate of 4.86% to September 1, 2032 with principle interest and interest payments of \$20,046 per month.

Building Area	23,310 SF
Site Area	0.64 AC
Zoning	RM3 (Medium Density Multiple-Unit Dwelling)
Parcels	120029846, 120029835, 120029824, 120029813, 120029802, 120029790, 120029789, 120029891
Possession	Negotiable
Property Tax	\$34,245.61 (2025)
Asking Price	\$4,750,000.00



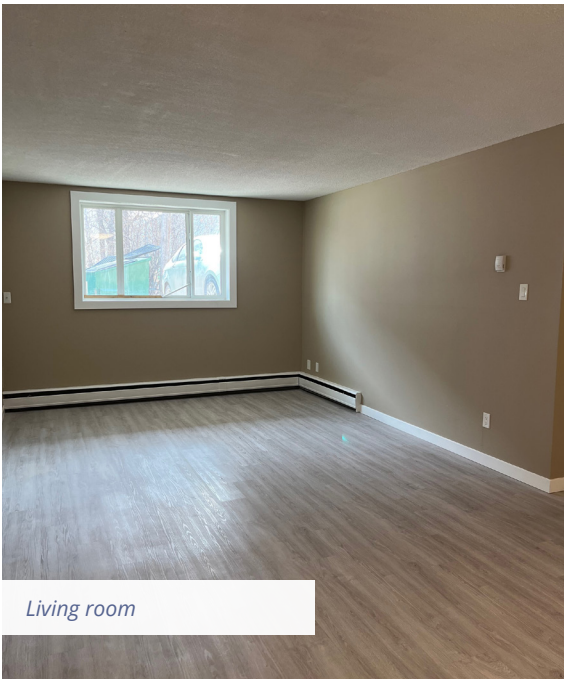
Main entrance



Front exterior

## Property features

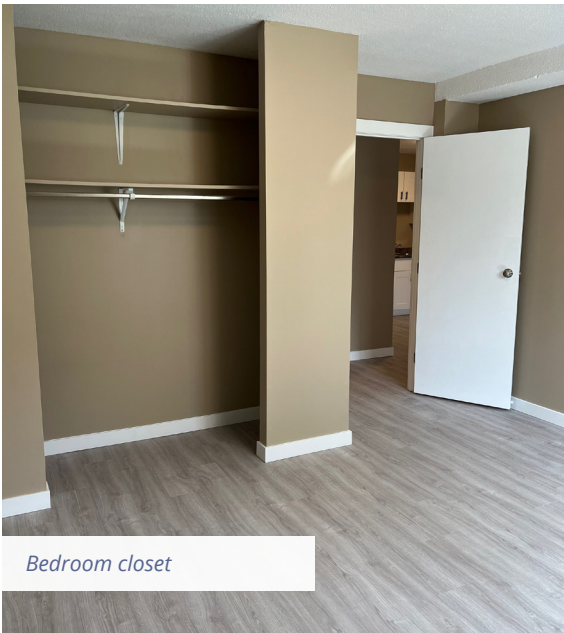
- Twenty-six (26) two-bedrooms suites
- Ten (10) one-bedroom suites
- Recent upgrades
- Owned common coin laundry located on lower level
- Sixteen (16) paved, electrified parking stalls
- Close to schools, parks and downtown amenities
- Easy access to Idylwyld Drive North and public transit



*Living room*



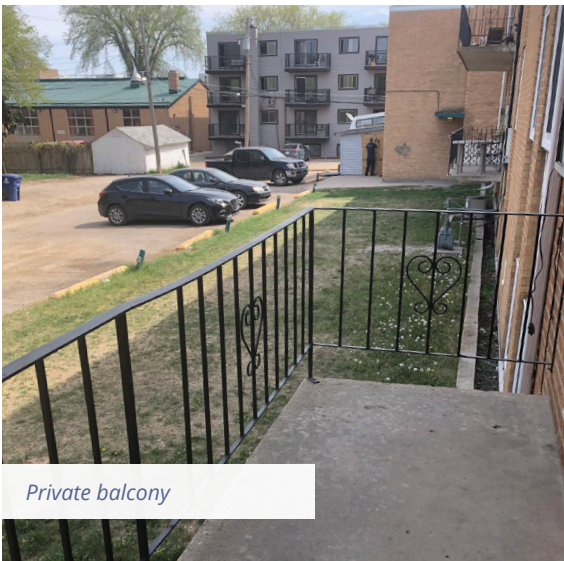
*Upgraded kitchen*



*Bedroom closet*



*Primary bedroom*



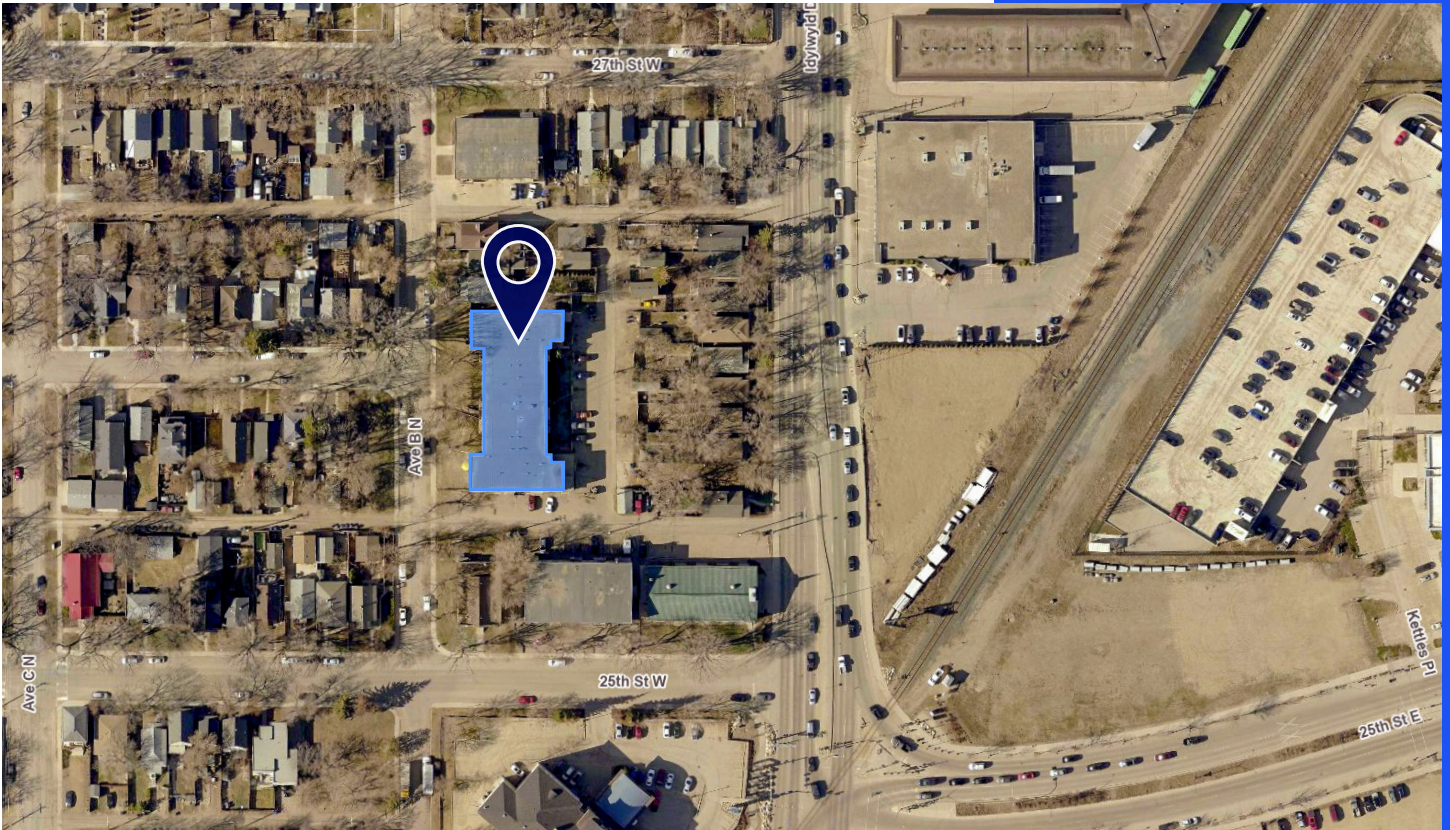
*Private balcony*



*Living room*

# Easy access to local amenities

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