



Colliers



157 2nd Avenue South, Saskatoon, SK Excl.

2nd Avenue retail building **for sale**

Located along Saskatoon's premier retail corridor with excellent exposure, visibility and high pedestrian and vehicle traffic.

Moore's Clothing for Men occupies the entire main floor with large display windows and prominent signage. The property is surrounded by national and local retailers, professional offices, restaurants and downtown amenities.

Asking:

\$1.75 m



Downtown
building



Retail
Corridor

Ward Edwards

Senior Sales Associate

+1 306 850 3353

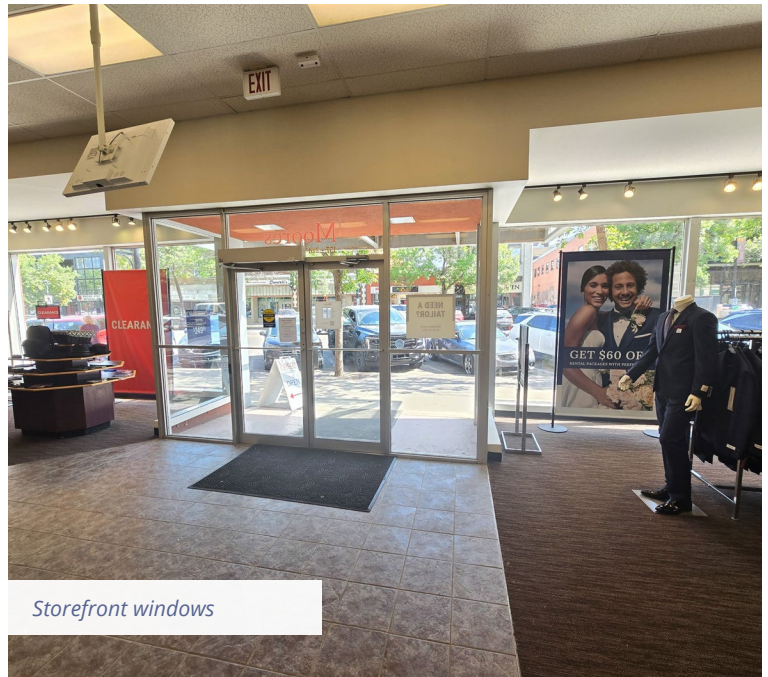
ward.edwards@colliers.com

Property Profile

2nd Avenue Retail Building

An excellent investment opportunity, Moores has a lease in place until 2028. Financial information available with an executed confidentiality agreement.

Building Area	7,000 SF
Site Area	0.16 AC
Zoning	B6 (Downtown Commercial)
Parcels	120164418, 120164420
Possession	Immediate
Property Tax	\$30,886.36 (2025)
Asking Price	\$1,750,000.00



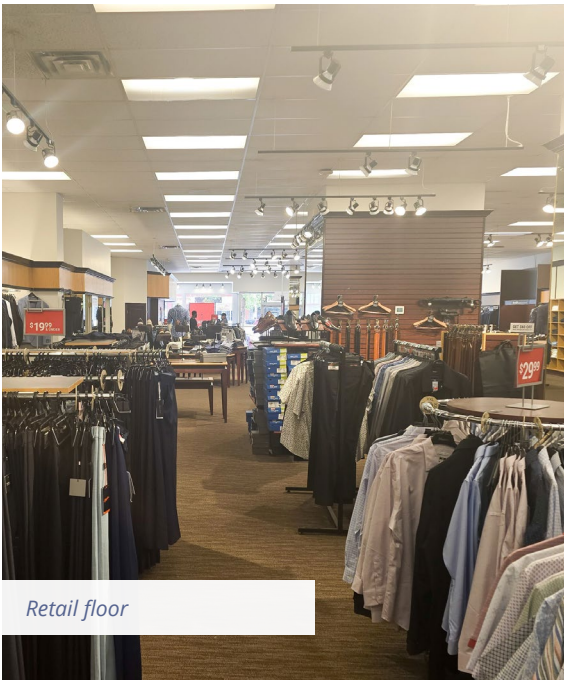
Storefront windows



Expansive retail space

Property features

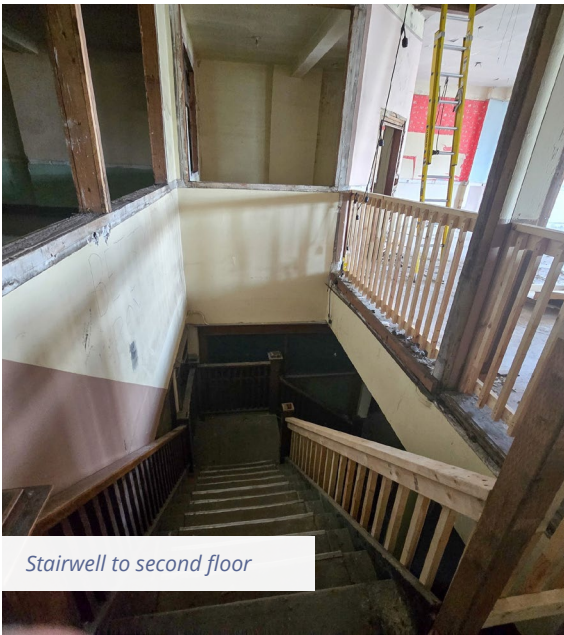
- High-profile retail frontage with large display windows
- Flexible floor plan suitable for a variety of retail or service-oriented tenants
- High ceilings and bright open space for merchandising and customer experience
- Prominent signage opportunities on 2nd Avenue South
- Convenient access to public transportation and downtown parking facilities



Retail floor



Track lighting



Stairwell to second floor



Second floor windows

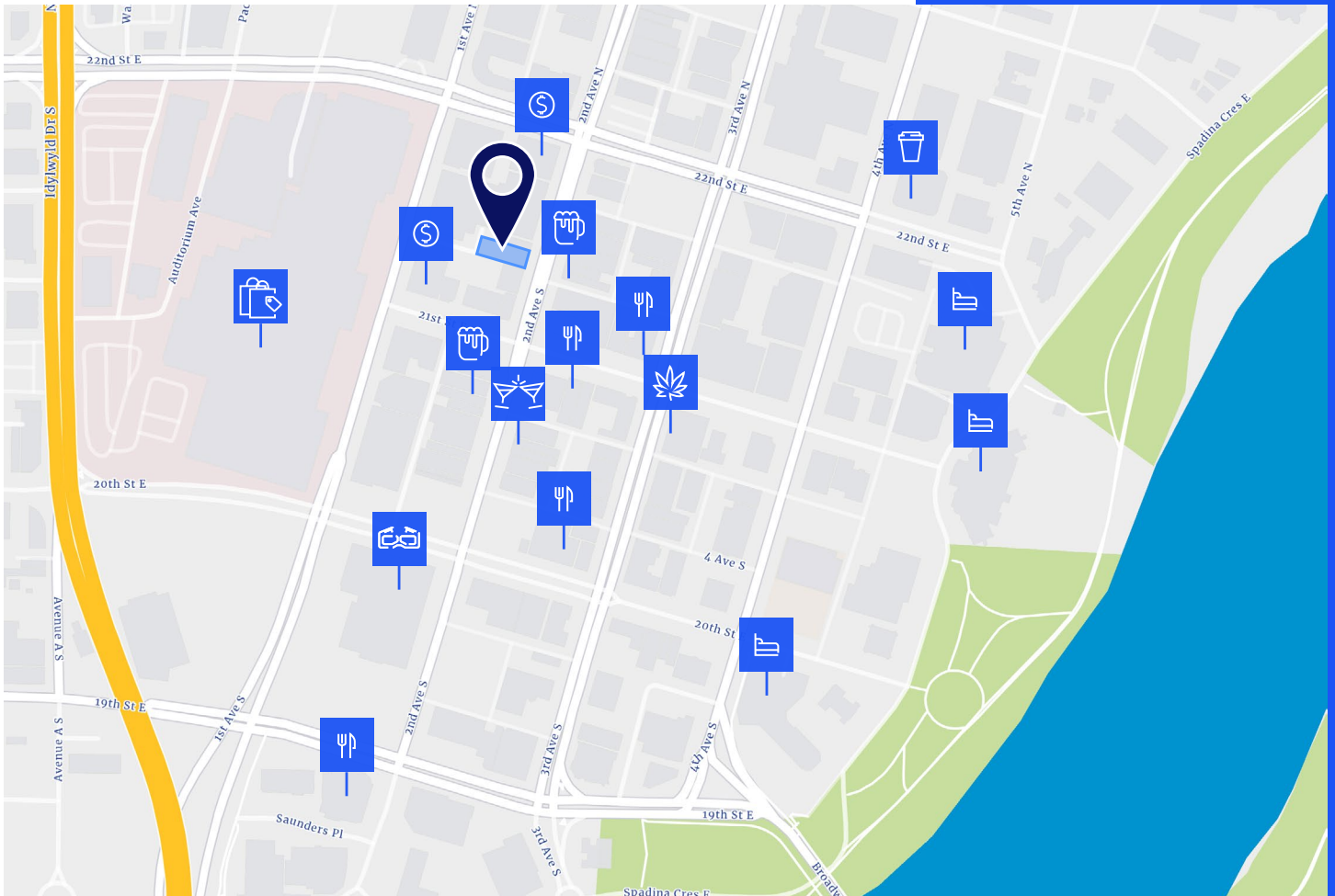


2nd Avenue exposure



Street front parking

Easy access to downtown amenities



Ward Edwards

Senior Sales Associate

+1 306 850 3353

ward.edwards@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement Colliers McClocklin Real Estate Corp.

collierscanada.com/p-can2018881