



Colliers

432 - 606 Spadina Crescent East, Saskatoon, SK Excl.

Avord Tower retail space **for lease**

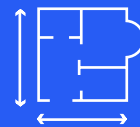
Located at the corner of Spadina Crescent East and 21st Street East in the Central Business District.

This downtown retail space has exposure to high pedestrian and vehicle traffic. Ideal for personal users such as salon, spa and massage, the space features an open retail area at the front with large storefront windows and private rooms/offices at the back. Main floor retail tenants at Avord Tower include Cathedral Social Hall and Fyidoctors.

- Main floor retail unit
- Abundance of natural light with floor to ceiling windows
- Four (4) private rooms/offices
- Kitchenette
- Washroom and shower room
- 278 on-site parking stalls
- On-site fitness center
- Occupancy costs include utilities

Asking:

\$25
PSF



1,627 SF
available



Retail
unit

Khanh Nguyen

Sales Associate

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Mason Chuhaniuk

Sales Associate

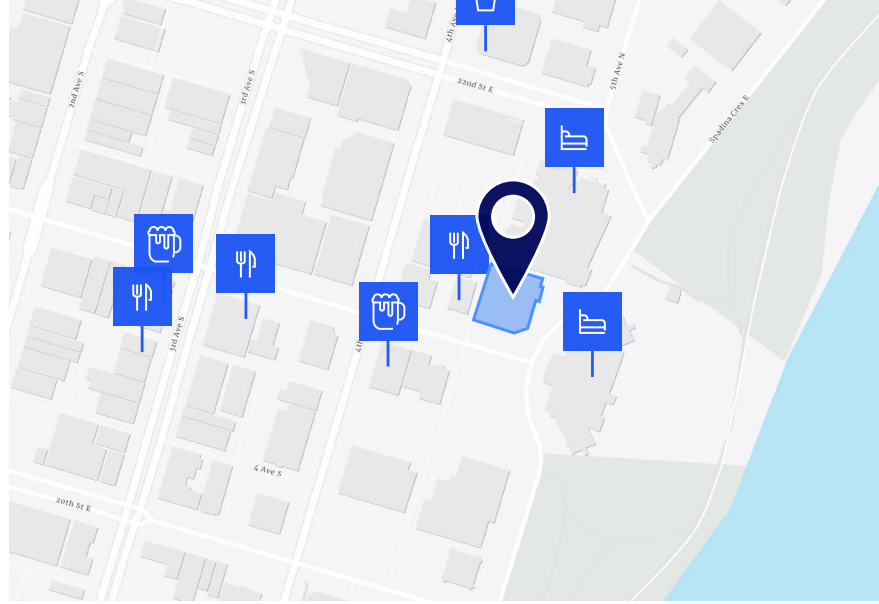
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Property Profile

Avord Tower Retail

Ideally located across from the Delta Bessborough Hotel, Kiwanis Park and the scenic South Saskatchewan River.



Available 1,627 SF

Building Area 62,015 SF

Site Area 0.52 AC

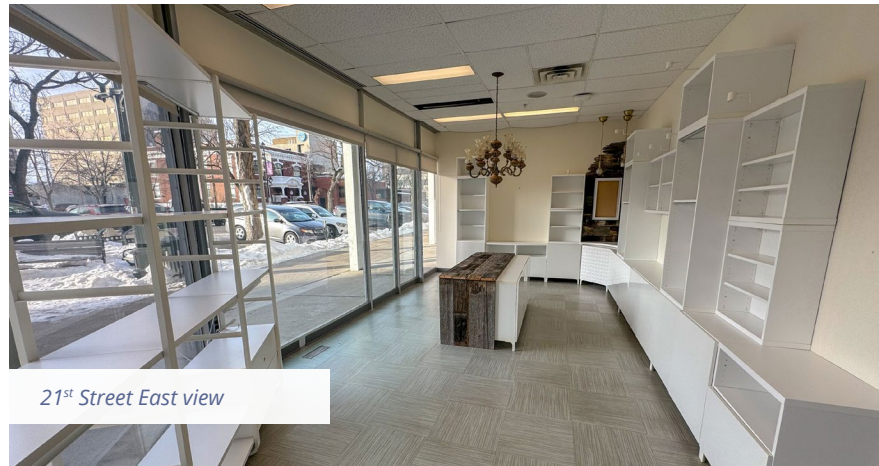
Zoning B6 (Downtown Commercial)

Parcel 145146911

Possession Immediate

Occupancy Costs \$16.18/SF (est.)

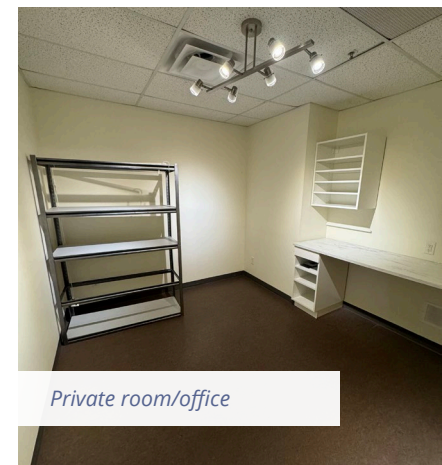
Net Lease Rate \$25.00/SF



21st Street East view



Spadina Crescent East view



Private room/office

collierscanada.com/p-can2016922

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