



Colliers

Unit 129

Unit 131

412 Willowgrove Square, Saskatoon, SK Excl.

Willowgrove office/ retail condos **for sale**

Gateway Plaza is a unique development located across from Willowgrove and Holy Family Schools.

These amenities provide a neighbourhood focal point with the assistance of the Village Square. Gateway Plaza is a three-storey development consisting of 48 residential condominiums and 24,549 SF of main floor commercial space. Ideal for retail or commercial use, Unit 129 is open concept ready for buyer/tenant design and Unit 131 is a built-out office.

Asking:

\$350
PSF



Close to
schools



Parking
available

Cam Bristow

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Property Profile

Gateway Plaza

Units may be combined to increase the area.

Available	Unit 129	± 2,250 SF
	Unit 131	± 883 SF
	Combined	± 3,133 SF
Commercial Area	24,549 SF	
Site Area	64,469 SF	
Zoning	B1B (Neighbourhood Commercial)	
Parcel	203021165	
Possession	Immediate	
Condo Fees	Unit 129	\$1,005.45/month
	Unit 131	\$425.79/month
Property Tax	Unit 129	\$7,394.15 (2023)
	Unit 131	\$7,611.76 (2023)
Asking Price	\$350.00/SF	



Unit 131 | Built-out office



Unit 129 | Ready for design

Property features

- B1B zoning allows the maximum building floor area of each restaurant or retail store on a site shall not exceed 3,500 SF
- Perimeter walls are drywalled to underside of trusses, taped, sanded, ready for paint, smooth trowelled concrete floor
- Roughed-in plumbing for washrooms
- Heating and cooling to space with thermostat
- A conduit for power distribution is provided to each suite
- Tenant responsible for 120/208V panel and appropriate transformer
- Fifty-six (56) customer parking stalls
- Surface parking stalls available for purchase at \$10,000 each



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Holy Family School

Willowgrove School

Willowgrove Blvd

Stensrud Rd

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