



For Lease | 536 2nd Avenue North, Saskatoon Excl.

City Park retail/office at The Monarch.

This premium development on the corner of Queen Street and 2nd Avenue North is made up of retail and office space.

This site is close to City Hospital, high-density residential and the downtown core. The Monarch is community-orientated and ideal for boutique retail and office users that prefer the highly desired City Park neighbourhood.

Asking:

\$34
PSF



Bay 140
± 1,206 SF



Parking
on site

Lisa Oberding

Vice President | Sales Associate
+1 306 380 4812
lisa.oberding@colliers.com



Opportunity

Additional basement storage is available to each tenant. The parking ratio is 1:1000 SF.

Specifications

Available

Bay 140 ± 1,206 SF

Building

Main Floor ± 6,890 SF

Second Floor ± 13,800 SF

Lower Level ± 6,500 SF

Site Area

13,825 SF

Zoning

B5 (Inner-City Commercial)

Parcels

121016001, 121015954

Possession

Immediate

Occupancy Costs

\$17.00/SF (est.)

Net Lease Rate

\$34.00/SF

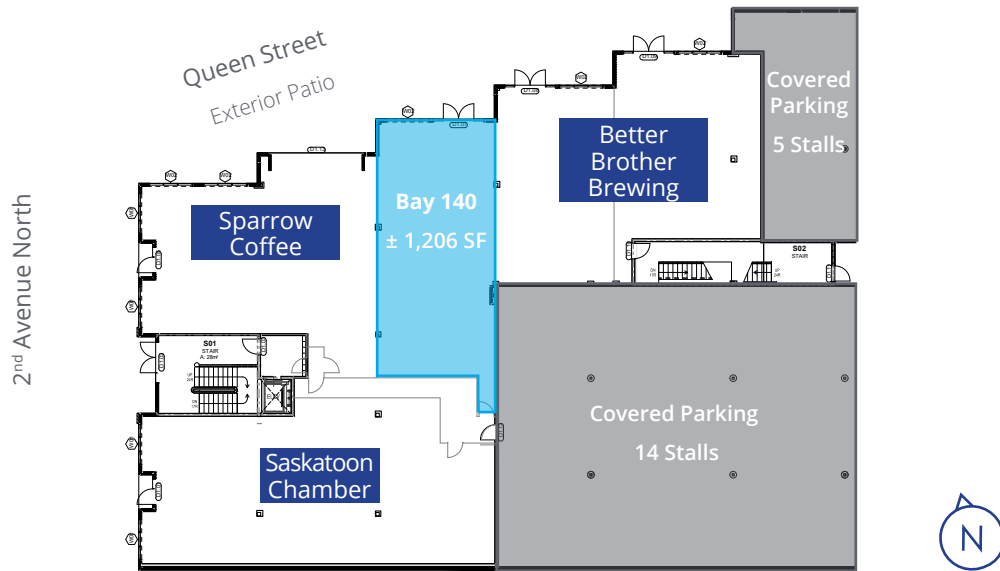


Property features

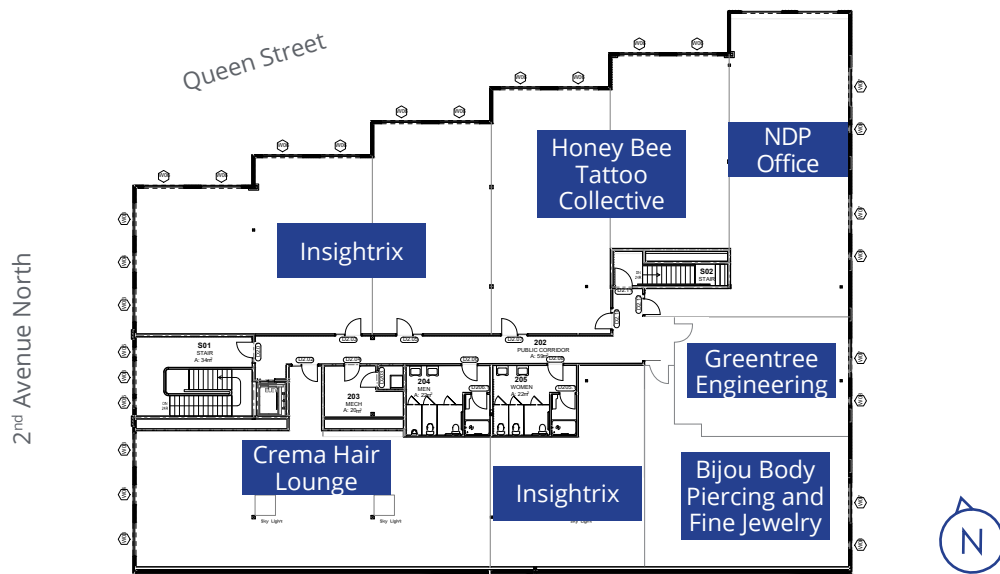
- Bay 140 is main floor space directly off Queen Street that was formerly a pizza place
- Revitalized City Park neighbourhood is dense, beautiful, walkable and young
- Population of ± 20,000 within 2 km radius
- Four (4) minute walk from Saskatoon City Hospital
- Sparrow Coffee, Better Brother Brewing and Saskatoon Chamber leasing main floor bays
- Common access from 2nd Avenue North with elevator access to second floor and basement
- Storage, bike parking and possibility of A2 occupancy in basement
- Nineteen (19) on-site covered parking stalls; \$100/stall/month
- Additional heated parking available half a block away
- The kitchen equipment includes preparation tables, coolers, a freezer, oven and dough mixer

Floor plans

Main Floor

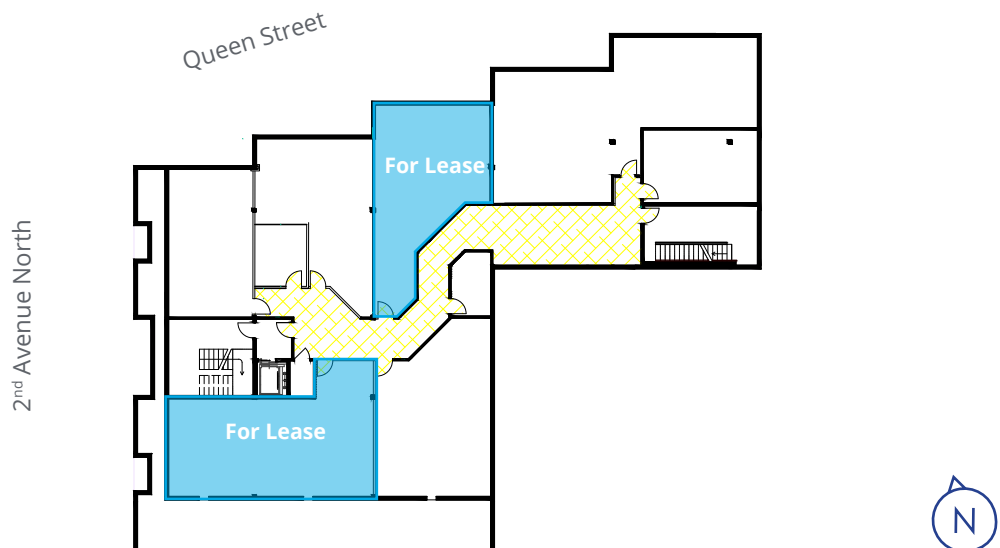


Second Floor



Lower Level

Lower level storage space included at no charge to Monarch tenants.





2nd Ave N

Queen St



25th St E

[View Online Listing](#)

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