

Colliers



1202A Quebec Avenue, Saskatoon, SK Excl.

# Prime retail, office or academic space **for lease**

High-profile site on the corner of Quebec Avenue and 33<sup>rd</sup> Street East with exposure to ± 19,000 vehicles per day.

Strategically positioned along a major downtown perimeter corridor, this well-located building benefits from strong street presence, excellent accessibility and proximity to the urban core, making it an ideal opportunity for businesses seeking visibility, convenience and long-term value.

Asking:

**\$15**  
PSF



On-site parking



Dock loading

**Jason Wionzek**

Senior Vice President | Sales Associate

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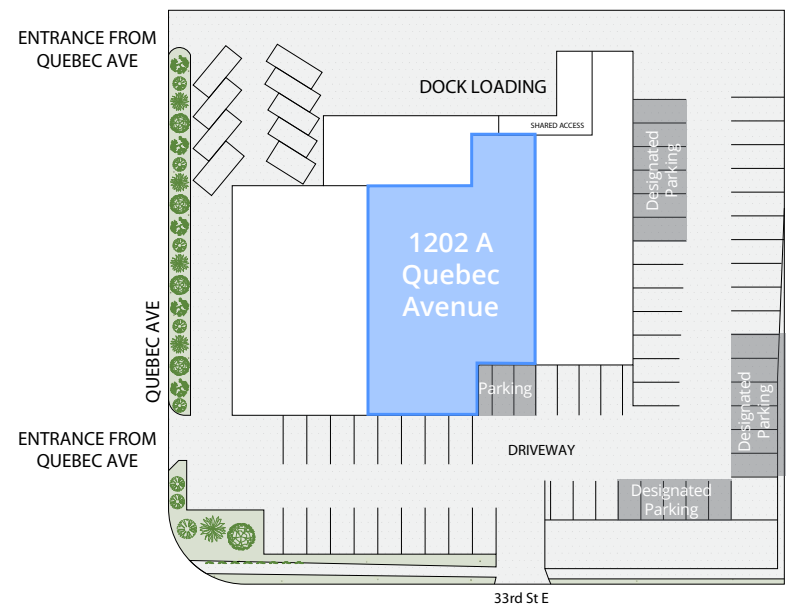
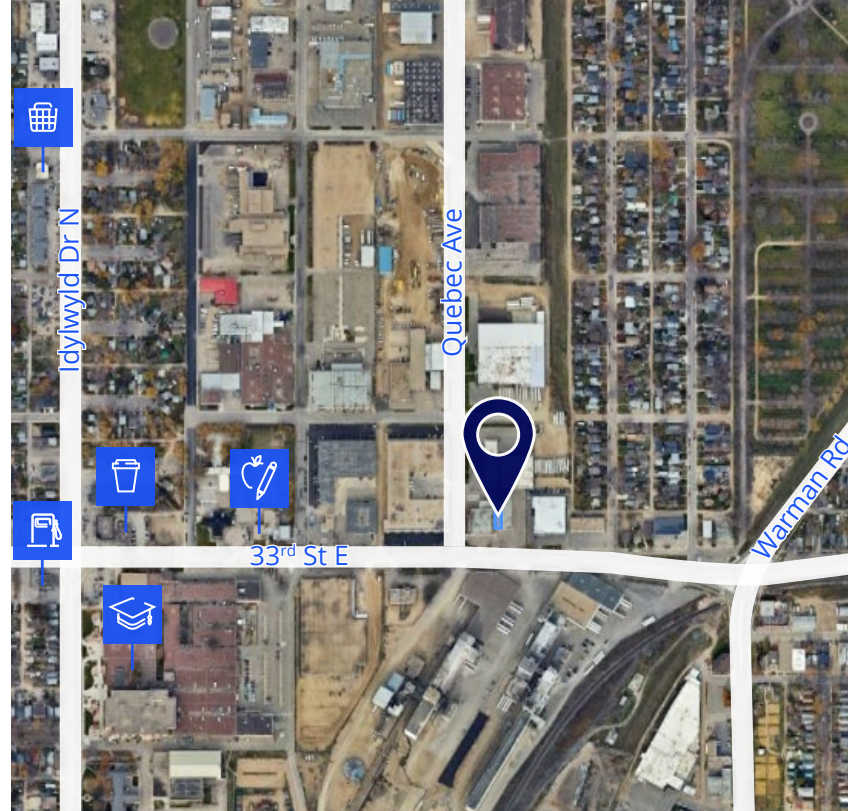
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# Property Profile

Retail, Office or Academic Space

This is an excellent opportunity for a business to benefit from an open retail showroom and office with an abundance of on site staff and customer parking.

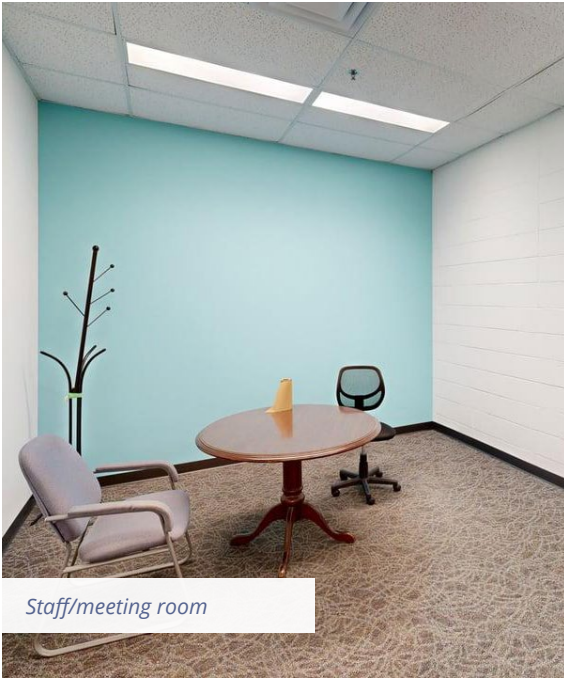
<b>Available</b>	6,166 SF
<b>Building Area</b>	20,376 SF
<b>Site Area</b>	1.15 AC
<b>Zoning</b>	IL1 (Light Industrial)
<b>Parcel</b>	153308235
<b>Possession</b>	Immediate
<b>Occupancy Costs</b>	\$6.35/SF (est.)
<b>Net Lease Rate</b>	\$15.00/SF



## Property features

- Turnkey academic facility featuring fully built-out classrooms, support areas and infrastructure allowing immediate occupancy and minimal capital investment
- High adaptable floorplan that can be efficiently reconfigured to accommodate retail or office use
- Dock-level loading access via a shared loading corridor supporting deliveries,

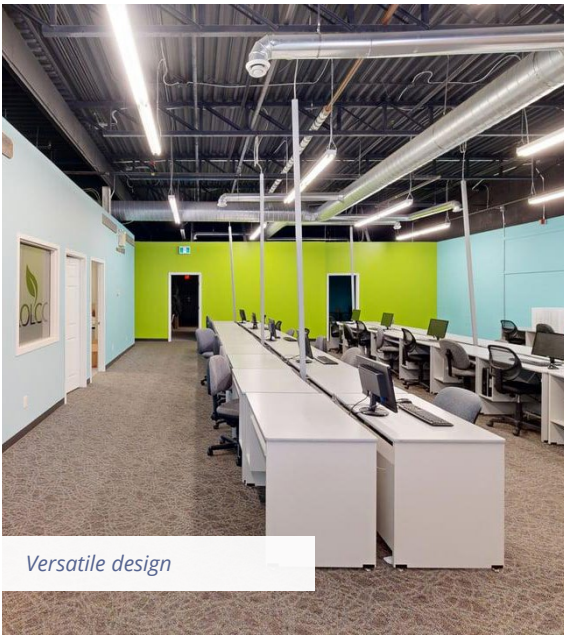
- equipment movement and operational efficiency
- Ample on-site parking with up to twenty (20) parking stalls
- Street-front exposure and access along 33<sup>rd</sup> Street East
- Well located with efficient access to surrounding arterial routes and nearby amenities



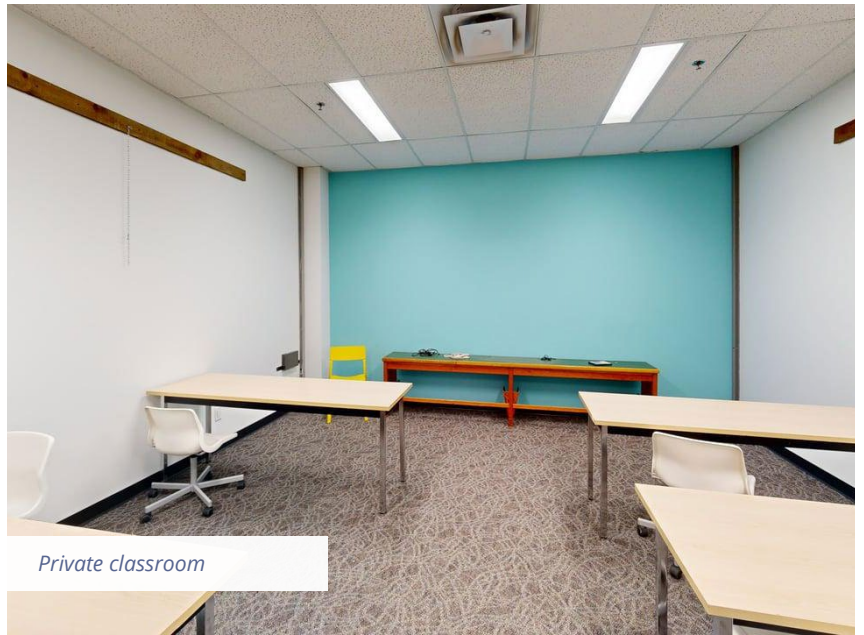
*Staff/meeting room*



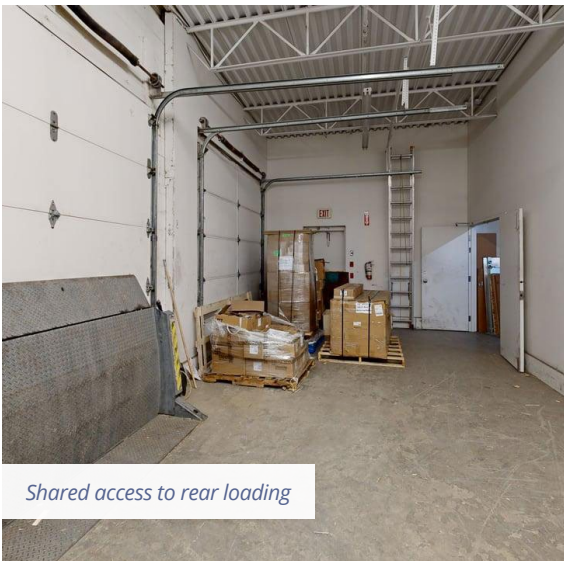
*Bright, open collaboration zone*



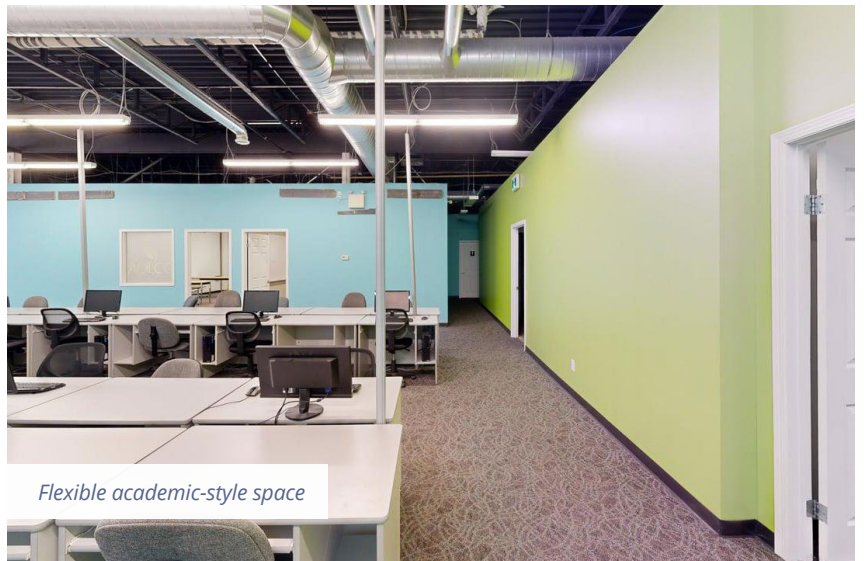
*Versatile design*



*Private classroom*



*Shared access to rear loading*

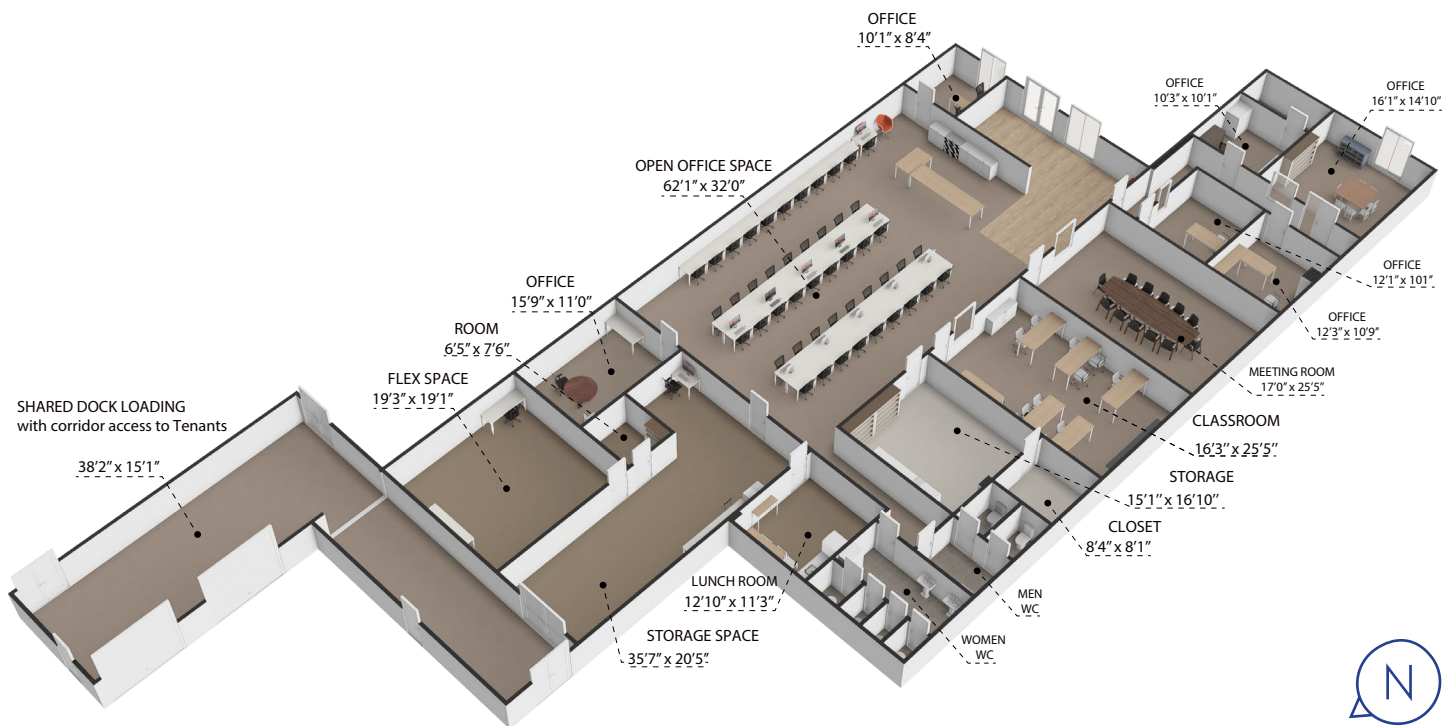


*Flexible academic-style space*

# Floor Plan



6,166  
square feet  
available



## Jason Wionzek

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