

Retail Space For Lease

Premier Downtown Retail

105 21ST STREET EAST
SASKATOON, SK Excl.





Overview

The Canada Building is one of Saskatoon's historic properties. At the time of construction in 1912, the Canada Building was the largest office building in Canada west of Winnipeg. The building is 115' high and features pink granite facing on the base with terracotta details on the lower two floors and cornice near the roof. It was designed by James Chisholm in the Chicago style of architecture with neo-classical sculptural elements of a bas-relief beaver chewing maple leaves on the building's cornice and two large prominent bison heads sculpted in the terracotta over the main entrance. It was built by Allan Bowerman who was an Ontario Methodist preacher turned real-estate entrepreneur. The building has been fully restored over the years with modern amenities and technology while maintaining it's original iconic presence.

Property Profile

Parking Availability

One (1) stall per bay available at market rate.

Available
Bay 3 1,650 SF
Bay 5 1,353 SF
Bay 6 1,517 SF

Building Area 80,458 SF

Site Area 0.32 AC

Zoning B6 (Downtown Commercial)

Parcel 120169188

Possession Immediate

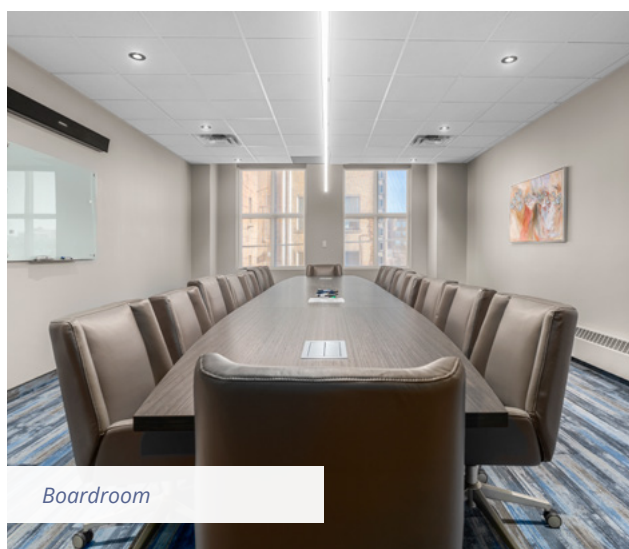
Taxes \$4.25/SF

CAM Costs \$9.92/SF (est.)
Utilities included

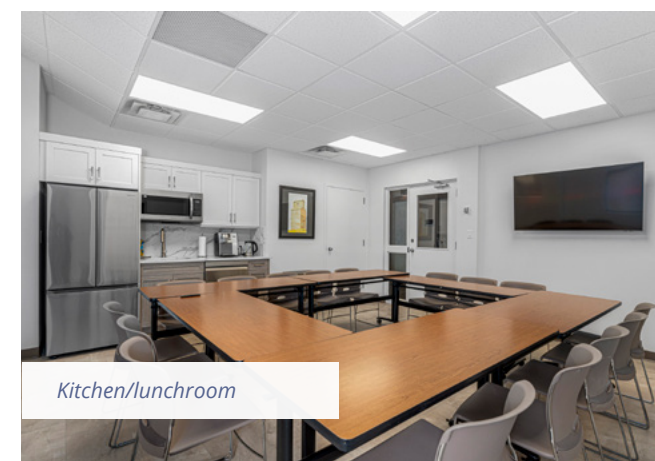
Net Lease Rate \$26.00/SF



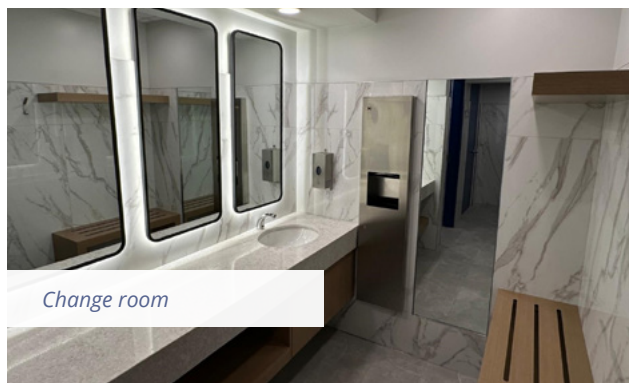
Fitness facility



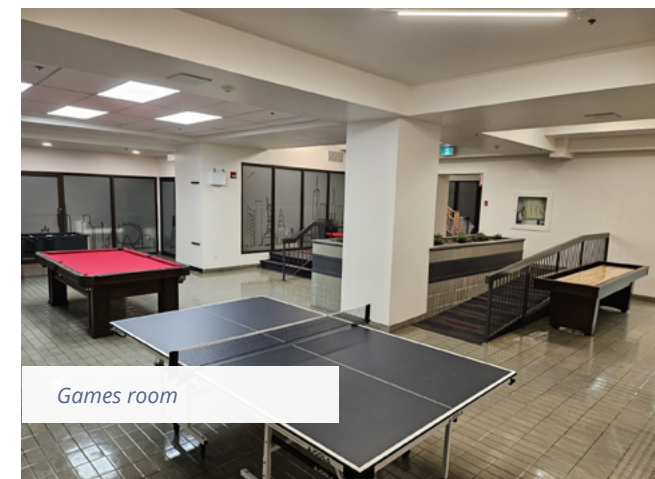
Boardroom



Kitchen/lunchroom



Change room



Games room



Property Features

- Experienced local ownership specializing in building refurbishment and development, The Canada Building has received ± \$1,500,000 in upgrades completed over the last 5 years
- Three (3) elevators upgraded with modern cabs and electronic systems including fob access controls (± \$500,000)
- New front entry sliding doors with electronic fob access including after hours accessible for clients via code from tenant (± \$50,000)
- Upgraded common hallways and washrooms to modern standards, including interior signage (± \$75,000)
- LED lighting upgrades to all common areas and most tenant spaces (± \$100,000)
- New sidewalk along 1st Avenue and 21st Street (± \$750,000)
- New filtration system for HVAC in compliance with the highest standard using HEPA filters
- Completed energy audit and EBCx for providing market-leading efficiency and comfort (2020)
- Directory signage available in main lobby and potential for exterior signage
- Tenants will have access to the newly renovated gym area
- Responsive and attentive property management, dedicated building operator on-site



Bay 3 - 1,650 SF

- Two (2) display windows with street exposure
- 7' windows
- One (1) change room for retail
- Open office area at rear
- One (1) washroom
- Delivery door with storage area



Bay 5 - 1,353 SF

- Two (2) display windows with street exposure
- Track lighting throughout
- Delivery door



Click here for
virtual tour

Bay 6 - 1,517 SF

- Large display window
- Track lighting throughout
- One (1) office
- Two (2) change rooms for retail
- Delivery door and storage area

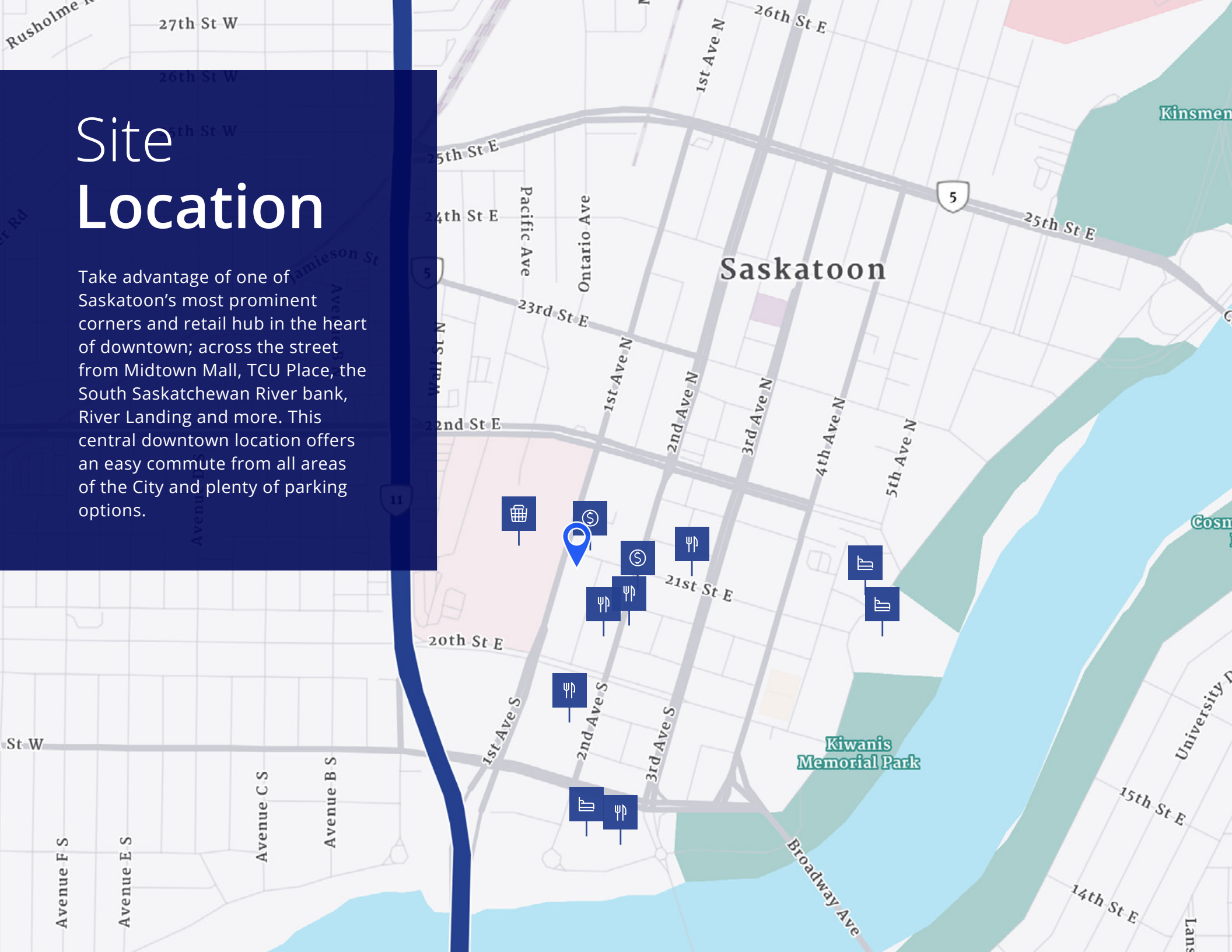


360°
Click here for virtual tour



Site Location

Take advantage of one of Saskatoon's most prominent corners and retail hub in the heart of downtown; across the street from Midtown Mall, TCU Place, the South Saskatchewan River bank, River Landing and more. This central downtown location offers an easy commute from all areas of the City and plenty of parking options.





Jason Wionzek

Senior Vice President |
Sales Associate
+1 306 227 2408
jason.wionzek@colliers.com

Ward Edwards

Senior Sales Associate
+1 306 850 3353
ward.edwards@colliers.com

Colliers

728 Spadina Crescent East
Saskatoon, SK | S7K 3H2
+1306 664 4433



[collierscanada.com](https://www.collierscanada.com)

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