

Colliers



131 - 133 2<sup>nd</sup> Avenue North, Saskatoon, SK MLS®

## 2<sup>nd</sup> Avenue property for sale

Located in downtown Saskatoon, the property benefits from established surrounding amenities and ongoing area investment.

This free-standing building is located along 2<sup>nd</sup> Avenue North, one of Saskatoon's primary downtown corridors, characterized by a mix of retail, food services, and professional office uses. The property offer a bright, open retail layout with large street-facing windows providing strong exposure to both pedestrian and vehicle traffic. The space is well suited for a range of retail or service-oriented uses requiring street presence and visibility.

Asking Price:

\$1.275 m



Prime  
location



Investment  
opportunity

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# Property Profile

## Downtown Opportunity

This free-standing configuration allows for clear storefront definition, controlled access points, and straightforward management of the premises.

**Building Area** ± 5,920 SF

**Site Area** 0.161 AC

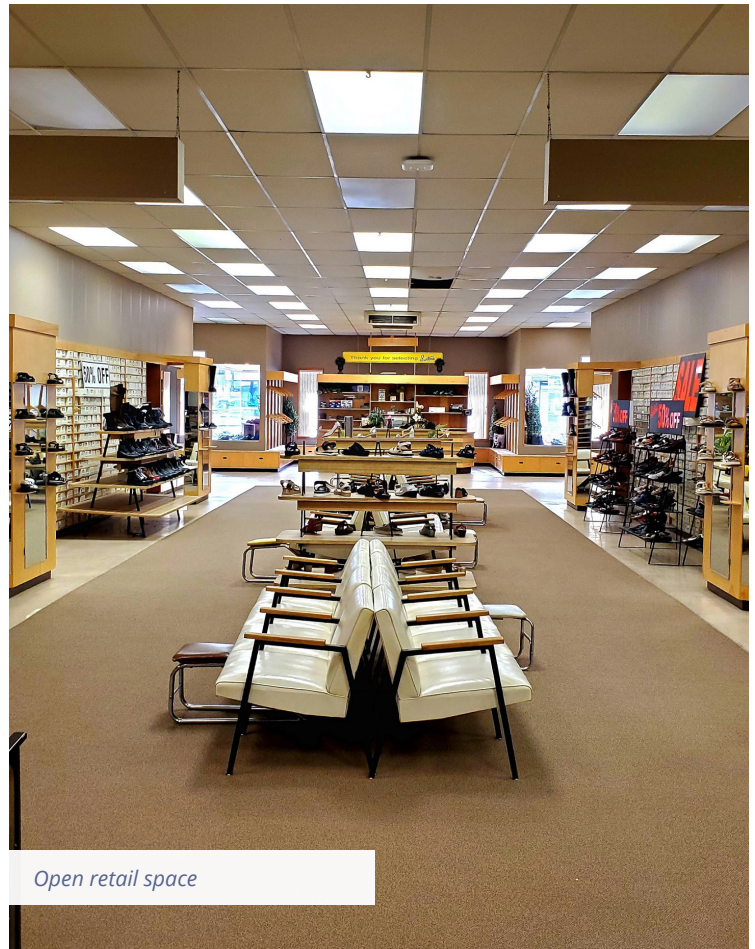
**Zoning** B6 (Downtown Commercial)

**Parcel** 120283152

**Possession** Negotiable

**Property Tax** \$31,380.58 (2024)

**Asking Price** \$1,275,000.00



*Open retail space*



*High vehicle and pedestrian traffic*

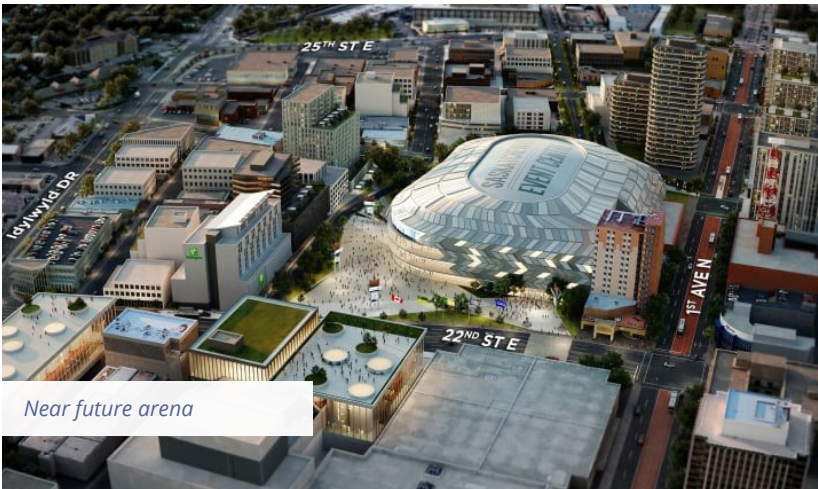
## Property features

- Located on 2<sup>nd</sup> Avenue North, between 22<sup>nd</sup> Street East and 23<sup>rd</sup> Street East
- Six (6) parking stalls located at the rear of the building, ensuring hassle-free access for both customers and staff
- Prominent street-facing merchandising windows
- Convenient dual entry points for enhanced accessibility
- Located steps from downtown amenities and services
- Highly walkable area with strong vehicle and pedestrian traffic

# Downtown Saskatoon

Strategically Located

This Central Business District building is close to Midtown Plaza, hotels, restaurants, retail stores and the Meewasin Valley Trails along the South Saskatchewan River. The introduction of the new arena and a new central library will improve the vitality of Saskatoon's downtown landscape.



Near future arena



Near future Central Library



Near proposed downtown event center

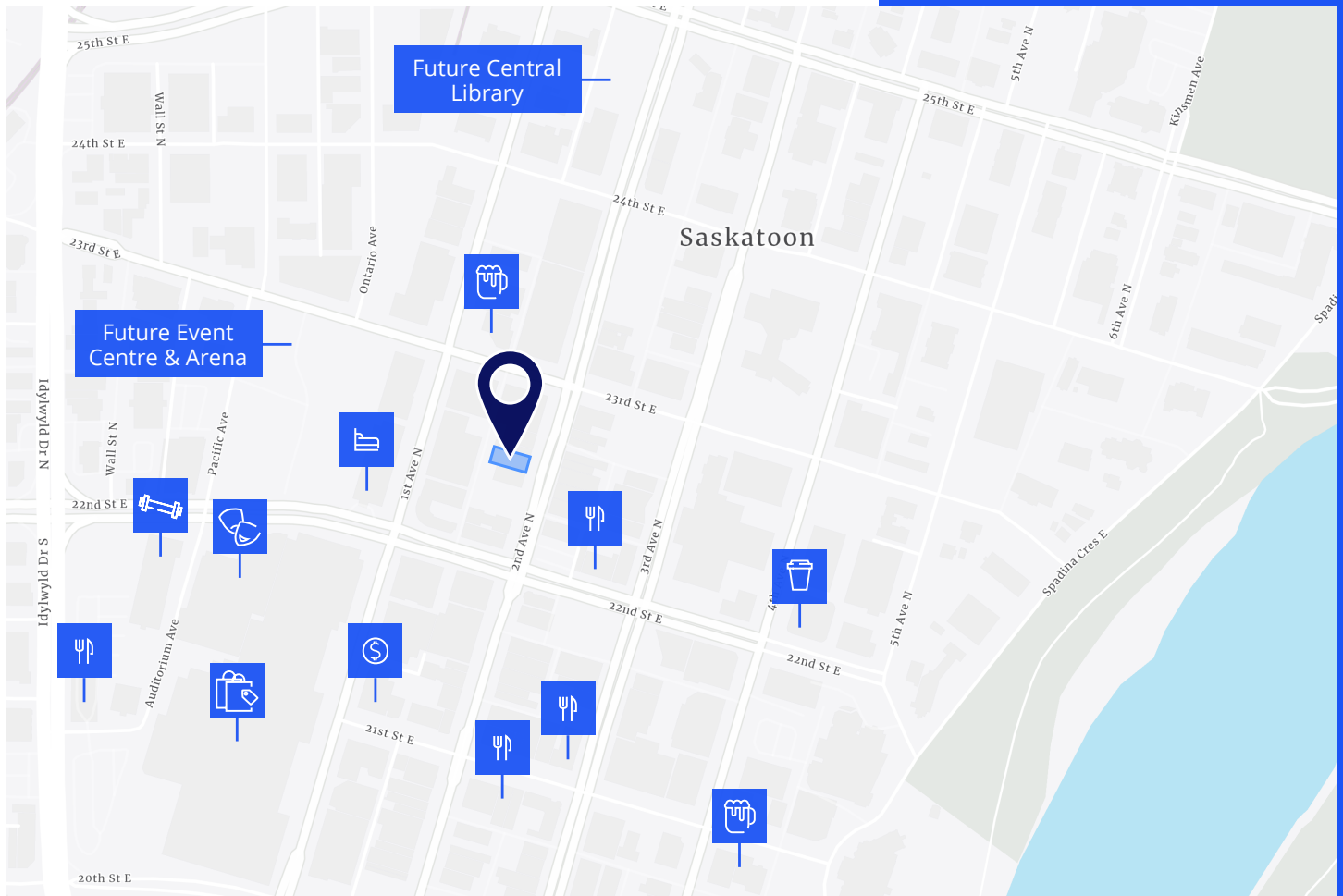


Prominent retail building

“A vibrant downtown supports a strong economy, creates a sense of community and provides a place for people to come together, in addition to attracting more people to live Downtown.”

- City of Saskatoon

# Easy access to local amenities



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