



Colliers



Asking Price:

\$449 k

For Sale | 1231 Idylwyld Drive North, Saskatoon MLS®

Office/retail space with Idylwyld exposure.

Recently renovated office/retail building on the corner of Idylwyld Drive North and 34th Street West.

Zoning for this property allows for a variety of uses including office, retail, medical and restaurant. The large corner lot has 50' frontage along Idylwyld Drive North with exposure to ± 41,200 vehicles daily.



Recent updates



B3 zoning

Mitch Fuchs

Associate Vice President | Sales Associate
+1 306 250 2006
mitch.fuchs@colliers.com



Specifications

Building
1,340 SF (Leaseable Area)

Site Area
6,212 SF

Zoning
B3 (Medium Density Arterial Commercial)

Parcels
118956640, 118967901

Possession
Negotiable

Property Tax (2021)
\$4,467.00

Asking Price
\$449,000.00

collierscanada.com/p-can2008282



Property features

- Recent renovations include new paint, flooring and trim
- Functional, open concept basement with washrooms
- Pylon sign
- An abundance of on-site stalls and street parking
- Previous uses include a pizza takeout restaurant, printing company and place of worship

1231 Idylwyld Drive North, Saskatoon MLS®

Mitch Fuchs

Associate Vice President | Sales Associate
+1 306 250 2006
mitch.fuchs@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Copyright © 2021 Colliers McClocklin Real Estate Corp.



collierscanada.com