

VIEW ONLINE 

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Downtown Commercial Condominiums

FOR SALE | 325 20th Street East, Saskatoon | SK Excl.

Well situated at the base of the Broadway Bridge, this five-storey office building features views of the South Saskatchewan River. This is a one of a kind redevelopment property available for ownership in Downtown Saskatoon.

- Floor plans open for design
- Located at the intersection of 4th Avenue South and 20th Street East in the Central Business District
- Corner lot with high pedestrian and vehicle traffic
- Walking distance from the provincial and federal court houses, the South Saskatchewan River and the Broadway Commercial District
- Twenty-two (22) on-site surface parking stalls at market rates

List Price:

\$420_{PSF} – \$450_{PSF}

RENDERING

Available	± 1,290 SF to ± 5,700 SF
Floor Plate	± 5,700 SF
Building	21,521 SF
Site	16,610 SF
Zoning	B6 (Downtown Commercial)
Parcel	120288528
Possession	TBD
Taxes	\$35,521 (2019)
Condo Fees	TBD
List Price	Top Floor \$450/SF Other Floors \$420/SF



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PROPERTY AMENITIES

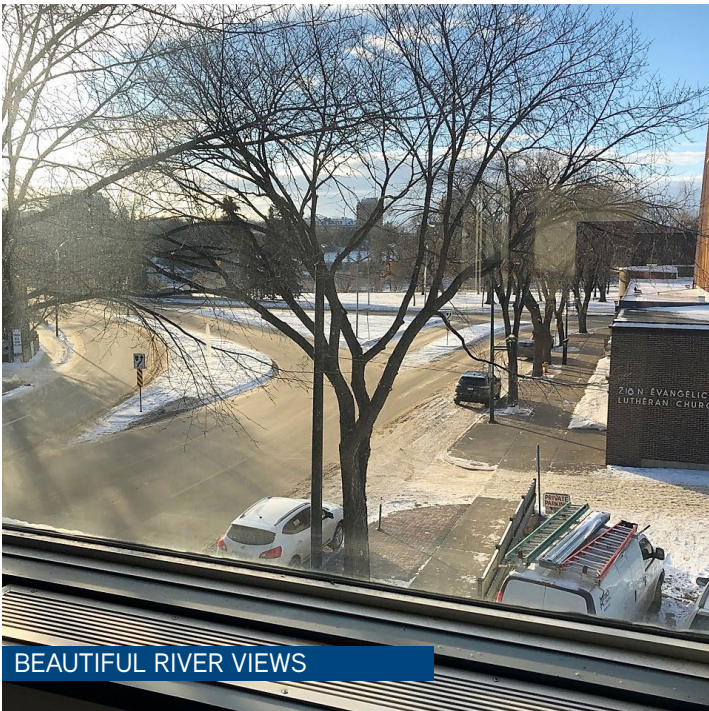
- › Shell space ready for office design
- › High ceilings with a minimum of 12' to underside of joint
- › An abundance of natural light from large north and south facing windows
- › Centrally located in Saskatoon's downtown core



EXAMPLE LEGAL OFFICE



EXAMPLE MEDICAL OFFICE



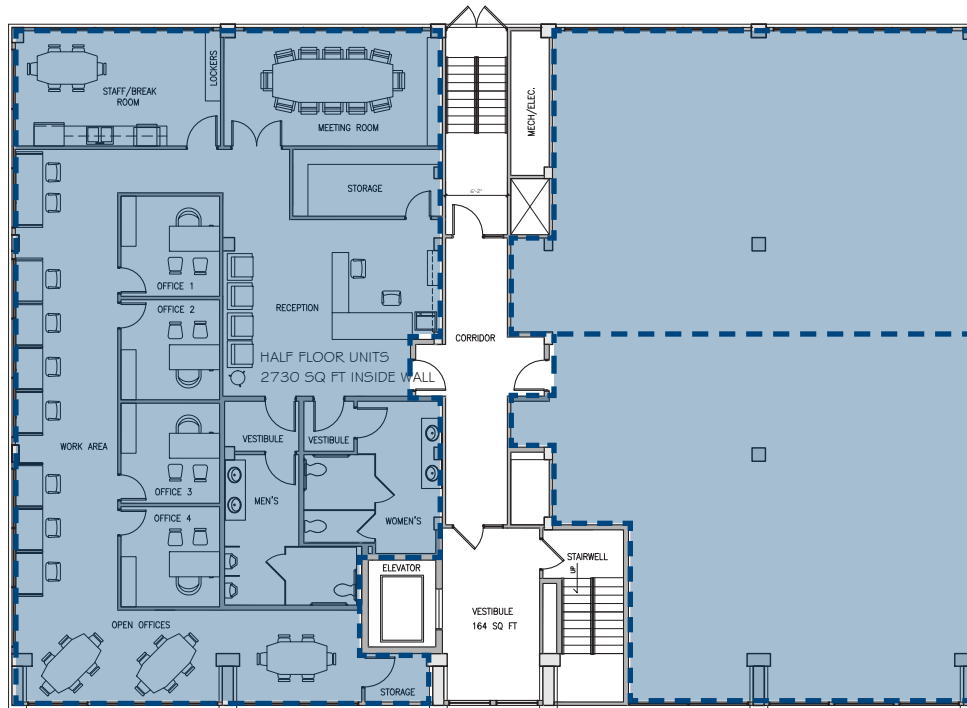
BEAUTIFUL RIVER VIEWS



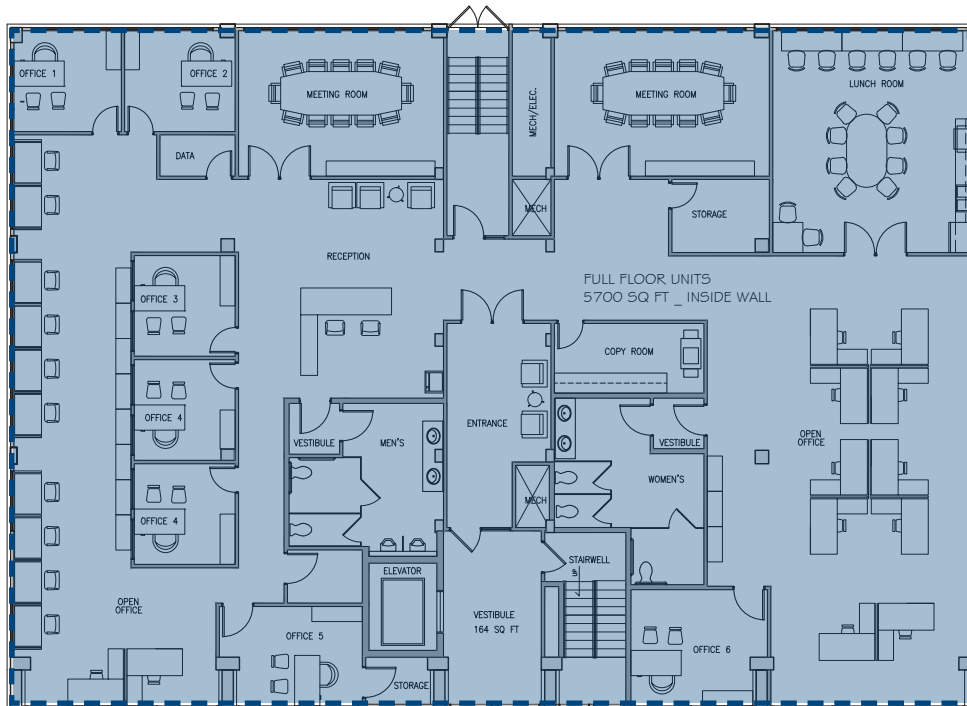
LARGE NORTH & SOUTH WINDOWS

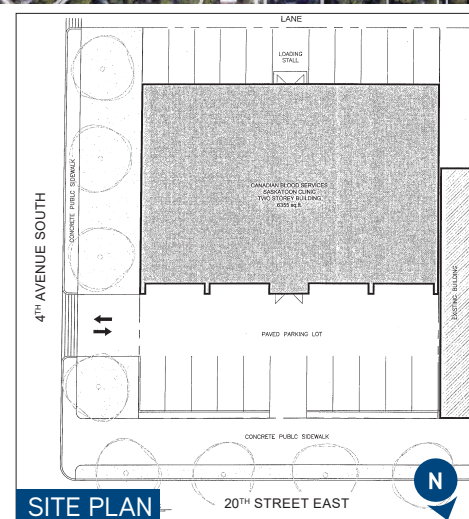
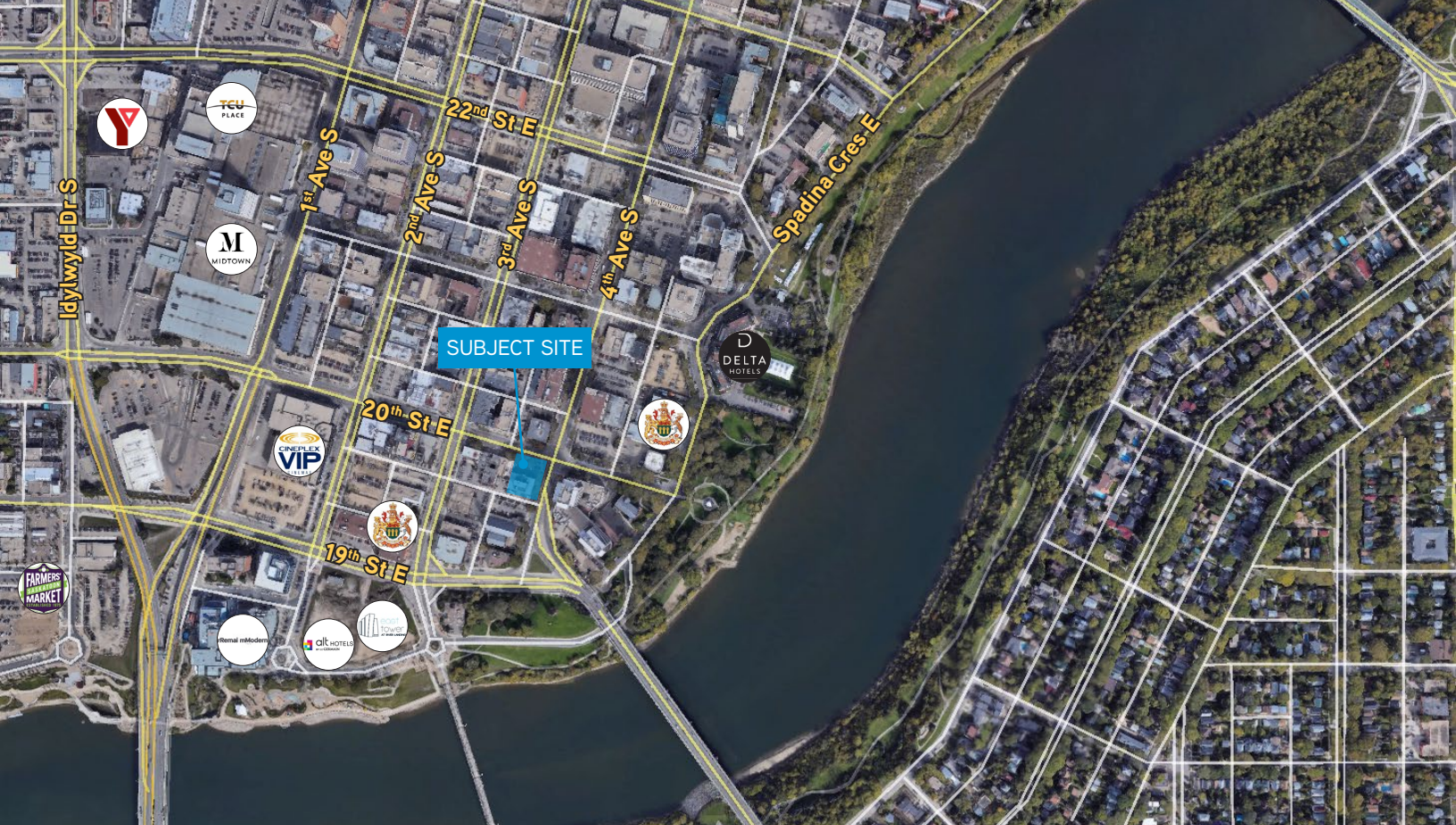
	¼ FLOOR	½ FLOOR	FULL FLOOR	PSF
AREA	± 1,290 SF	± 2,710 SF	± 5,700 SF	—
FLOORS	\$541,800	\$1,138,200	\$2,394,000	\$420/SF
TOP FLOOR	\$580,500	\$1,219,500	\$2,565,000	\$450/SF

Sample
½ Floor Plan



Sample
Full Floor Plan





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