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University Heights

Tenant Relocating to Larger Space

FOR SALE | 431 Nelson Road, Saskatoon | SK MLS®

Located in University Heights, this property is ideally suited for family entertainment such as a bowling alley, trampoline park, wall climbing gym, martial arts center, dance studio or other commercial recreational use. University Heights is a young and growing neighbourhood in Saskatoon's northeast quadrant surrounded by seven (7) neighbourhoods with a population of ± 55,000 residents. The commercial area is home to many local and national retailers such as Safeway, Shoppers Drug Mart, Scotiabank, Boston Pizza and Montana's Cookhouse.

PROPERTY AMENITIES

- 29,995 SF gross rentable area
 - 24,295 SF main floor
 - 5,700 SF mezzanine
- Zoning allows institutional uses including medical, office and education; building is readily adapted to accommodate this type of occupant
- 134 on-site parking stalls
- \$127,000 average household income within a 3 km radius
- Close to St. Joseph High School, Centennial Collegiate, Saskatoon Soccer Centre, Alice Turner Library, Holy Family Catholic School, Willowgrove Elementary School and Saskatoon Forestry Farm & Zoo

List Price:

\$7,500,000

Specifications

Building	29,995 SF
Site	1.94 AC
Zoning	M3 (General Institutional)
Parcel	118517698
Possession	TBD
Taxes	\$67,000 (2020)
List Price	\$7,500,000

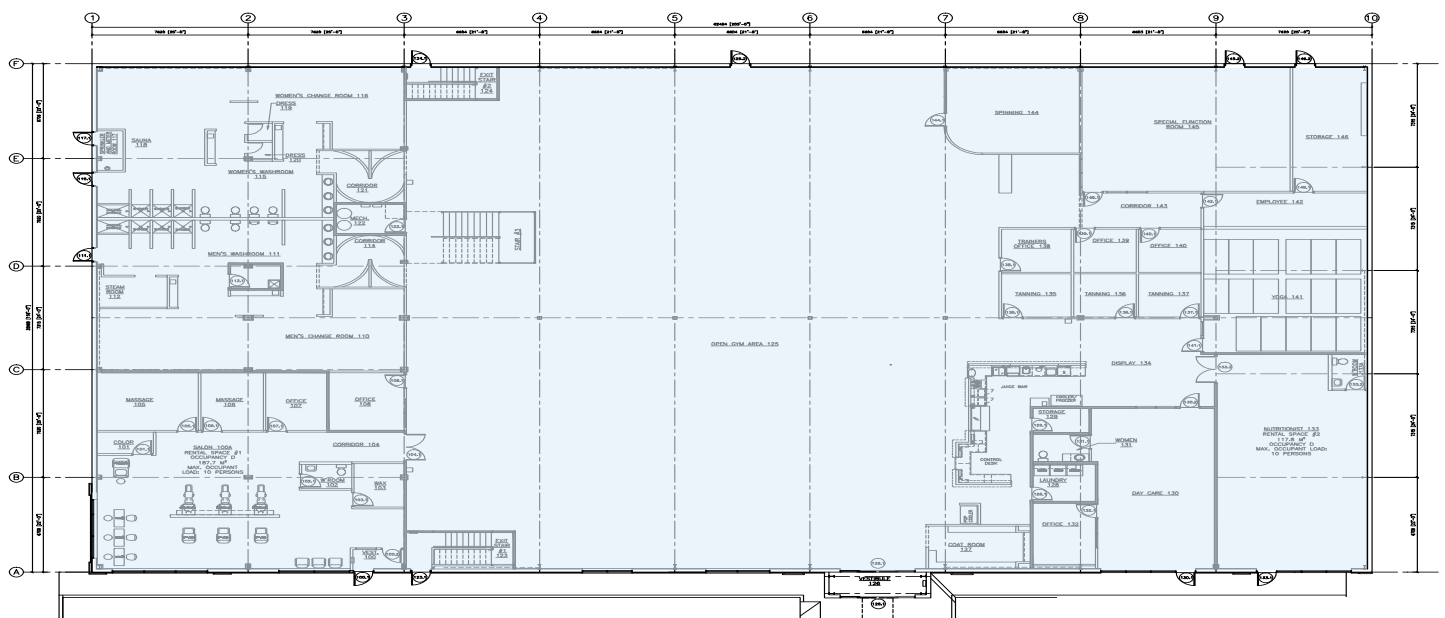
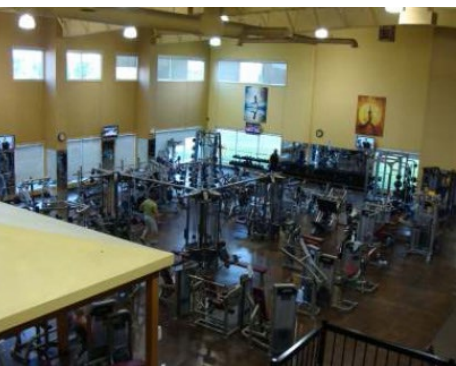
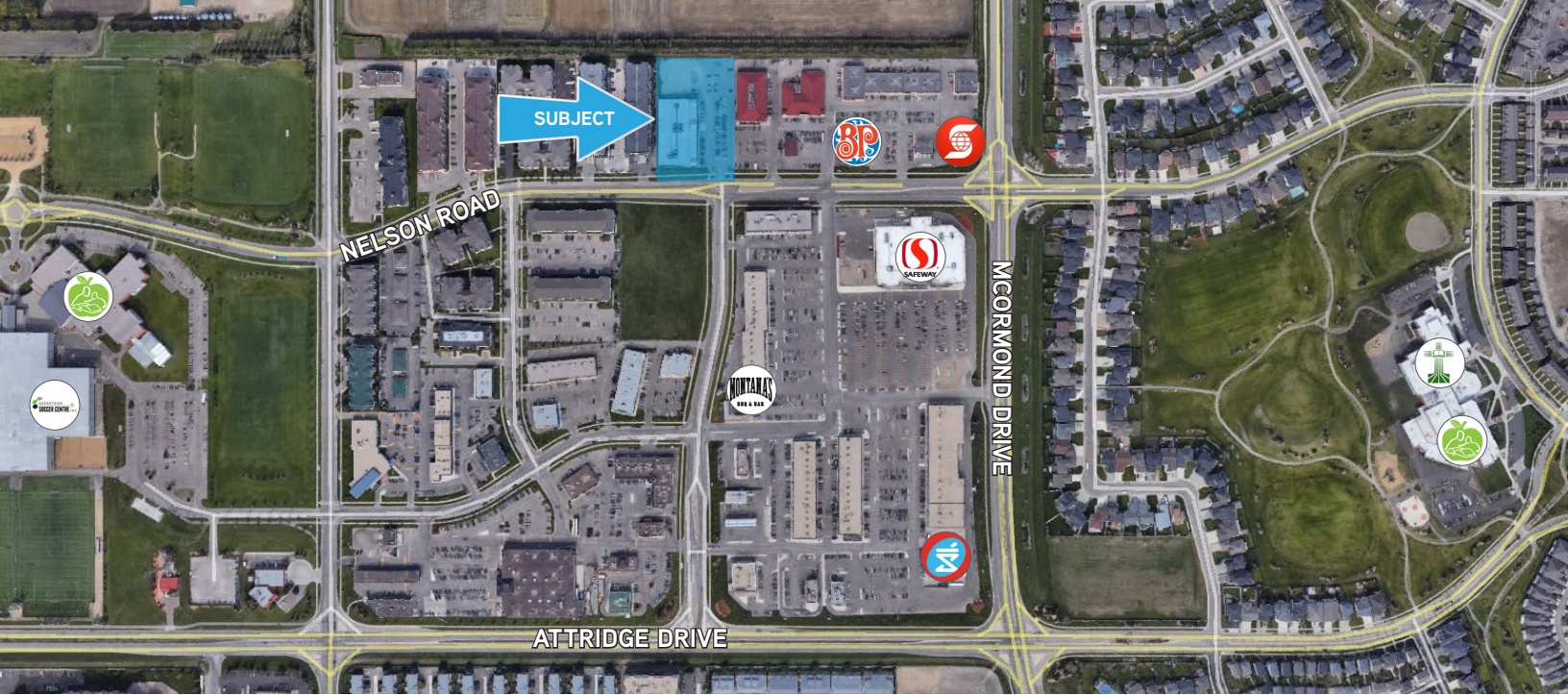


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MAIN FLOOR PLAN | 29,995 SF

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