



Colliers



GROSVENOR  
PARK CENTRE

For Lease



306 664 4433

SPICY GARDEN  
PHO HOUSE

2105 8<sup>th</sup> Street East, Saskatoon, SK Excl.

# Grosvenor Park Centre retail unit for lease

Vibrant mixed-use development located along one of Saskatoon's busiest arterial streets.

Grosvenor Park Centre is home to Wholesale Club, Shoppers Drug Mart and Conexus Credit Union as well as over twenty (20) lifestyle specialty businesses.

- New roof 2023-2024
- Excellent tenant mix
- High-exposure pylon signage available
- ± 24,000 daily traffic volume on 8<sup>th</sup> Street East

Asking:

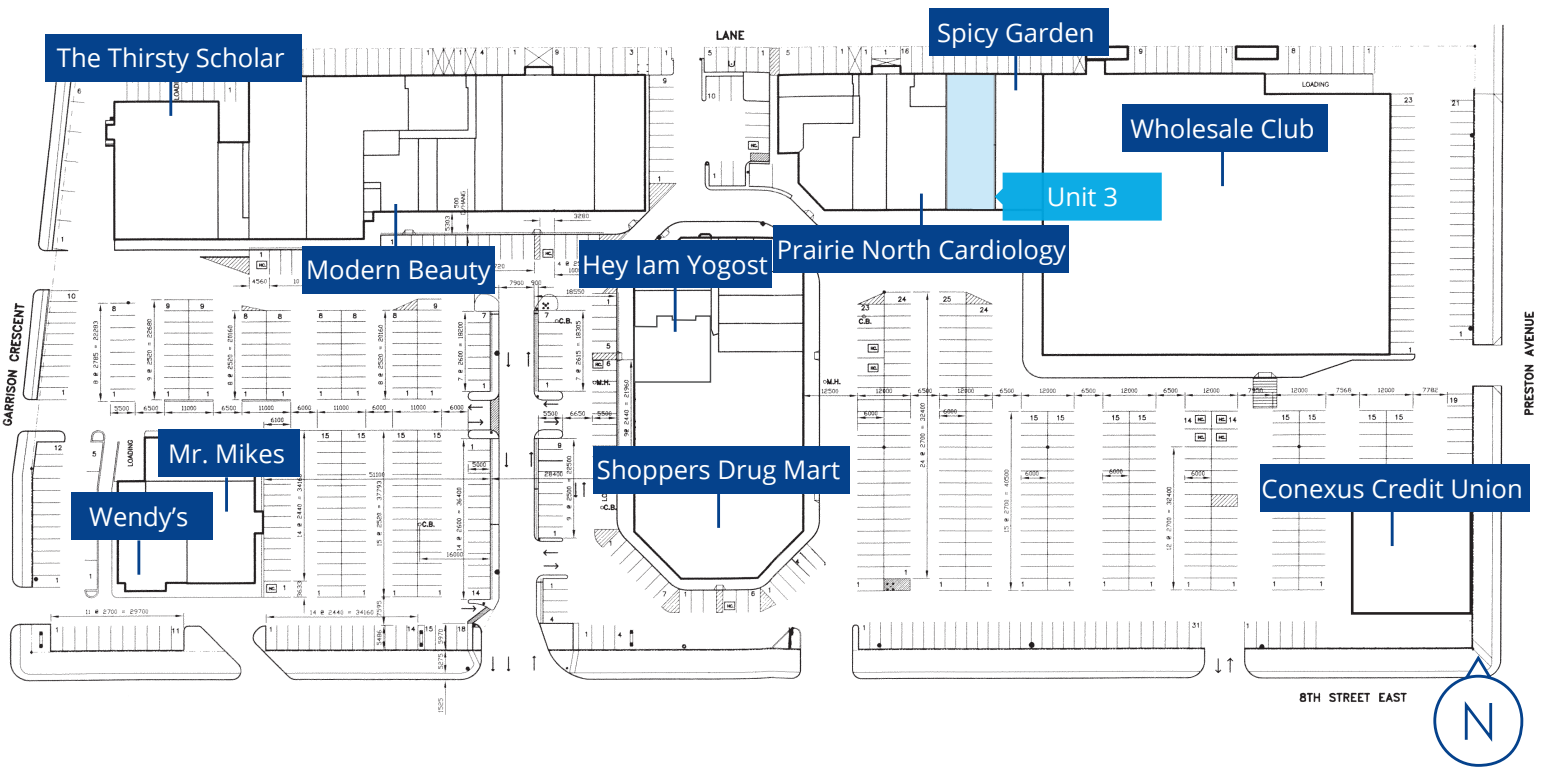
\$25  
PSF

Available	Unit 3	± 4,783 SF
Building Area	164,668 SF	
Site Area	10.8 AC	
Zoning	B4 (Arterial/Suburban Commercial)	
Parcels	120207631, 120209778	
Possession	Immediate	
Occupancy Costs	\$13.85/SF (est. 2025)	

# Site Plan



± 4,783  
square feet  
available



**Keith Webb**  
Vice President | Sales Associate  
+1 306 222 0774  
keith.webb@colliers.com

**Christina Stus**  
Sales Associate  
+1 306 717 4013  
christina.stus@colliers.com

**GROSVENOR**  
PARK CENTRE  
[collierscanada.com/p-can2005683](https://collierscanada.com/p-can2005683)

This document has been prepared by Colliers for advertising and general information only. Colliers 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 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 and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers McClocklin Real Estate Corp.