

# **FOR LEASE** **RETAIL SPACE**

216, 1st Avenue South, Saskatoon, SK



## **Available Space:**

Main Floor Retail/Foyer  
1,500 - 3,250 SF

2nd floor office available

B6 Downtown Commercial

Parcels 120161270, 120161281, 120161291

Possession Negotiable

**Agents Protected**

Occupancy Costs \$9.50/SF (est)

## **Building Features**

- Ideal quick service food location
- Zoned for retail/restaurant use
- Landlord will provide independent street sign
- Impressive amounts of natural light
- State of the art architecture
- On-site custodian
- Landlord will modify space for tenant

## **Location**

- Directly opposite Midtown Plaza
- Located on main artery to River Landing, Meewasin Valley Trails and Rемаi Modern
- Subsidized parking available

# **LEASE PRICE**

# **\$26.00/SF**



**REDDEE**  
PROPERTIES INC.

815 Circle Drive E.  
Saskatoon, SK  
S7K 3S4

O: 1.306.665.1416

E: [richard@reddeeproperties.com](mailto:richard@reddeeproperties.com)

[www.reddeeproperties.com](http://www.reddeeproperties.com)

