

FOR LEASE

813 Broadway Avenue

Unit 300

Saskatoon, SK

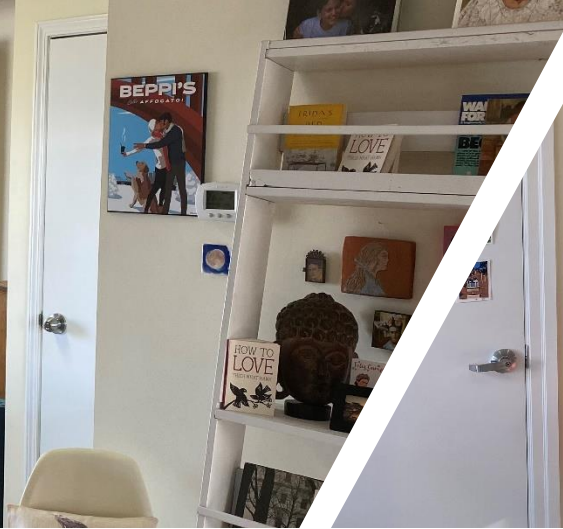


567 Sq. Ft.

Monthly Rate \$810.00

**3rd Floor Office
Professional Space
For Lease**

PROPERTY FEATURES



Parcel# 120320828

LEGAL

567 SF

AVAILABLE

September 1st (2022)

POSSESSION

**B5B (Broadway Commercial
District)**

ZONING

\$810.00

NET LEASE RATE

\$660.00

NET OCCUPANCY COSTS

DETAILS

- Third floor walk-up office space in the heart of Broadway Avenue.
- Unit is 567 SF comprised of a bright open office area overlooking Broadway Avenue, kitchenette, common washroom, and one on-site parking stall behind the building included in the monthly rental cost.
- Space has Fibre optics, and separate heating and cooling controls

PROPERTY PHOTOS



SURROUNDING BUSINESSES



- Saskatchewan Craft Council
- Leopold's Tavern
- Una Pizza
- Broadway Café
- Outter limits
- Broadway Shoe Repair

SURROUNDING RESIDENTIAL NEIGHBORHOODS

Nutana

- Population: 5,478
 - Average age: 37
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Varsity View

- Population: 3,538
 - Average age: 40
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Buena Vista

- Population: 2,941
 - Average age: 37
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Halutian

- Population: 3,379
 - Average age: 35
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Picture Credit: Tourism Saskatoon

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