

# 335 Avenue G South

Saskatoon, SK

Available For Sale: ± 4,530 sq. ft.





# PROPERTY INFO



## DETAILS

- Great visibility and access corner location at Ave G S and 19th St W.
- Additional land for 14 parking stalls adjacent to north side of building, fenced in sodded area, and 6 additional parking stalls along the rear of building
- Featuring office space, commercial kitchen, board room, storage space, and 5 washrooms

**\$950,000.00**

ASKING PRICE

**± 4,530 sq. ft.**

(plus ±4,530 sq ft finished basement)

AVAILABLE

**0.40 Acres**

SITE SIZE

**M2 (District Commercial)**

ZONING

**Parcel #119860982, 119860993, 119861006, 119861017, 119861275, 121020387**

LEGAL DESCRIPTION



# DETAILS

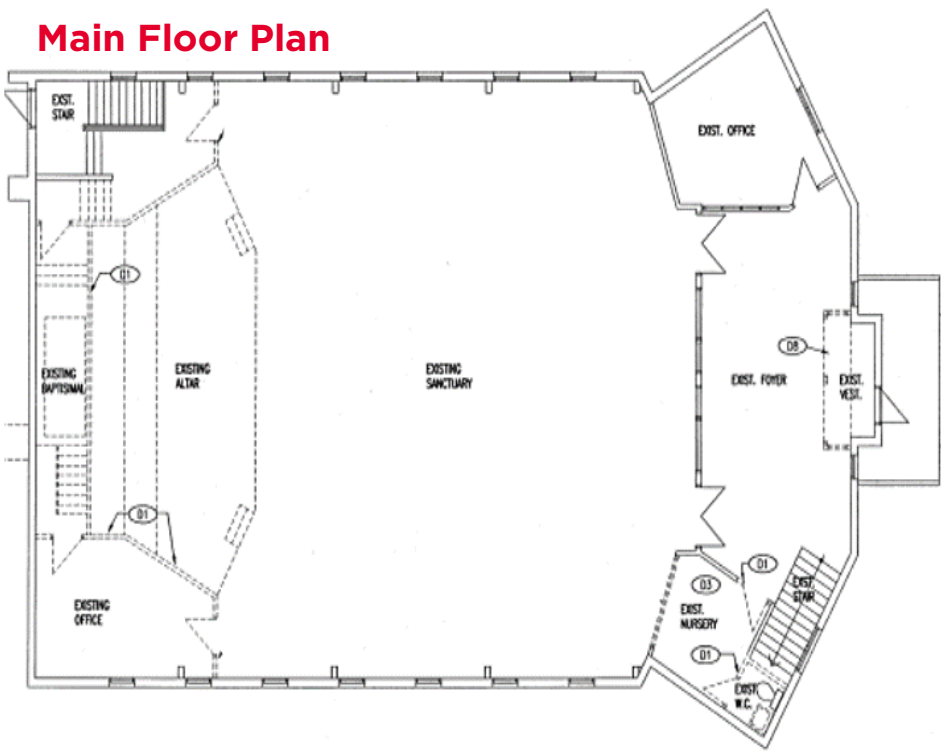


- 355 Avenue G South previously occupied as a community center.
- Future commercial development comprised of six legal parcels with varying sizes, totaling to 0.40 Acres
- The site is zoned as M2 (Community Institutional Service District) and would be ideal for medium sized residential, community centers, and institutional users
- Located within 1 block of 20th Street W retail district and minutes away from Downtown Saskatoon

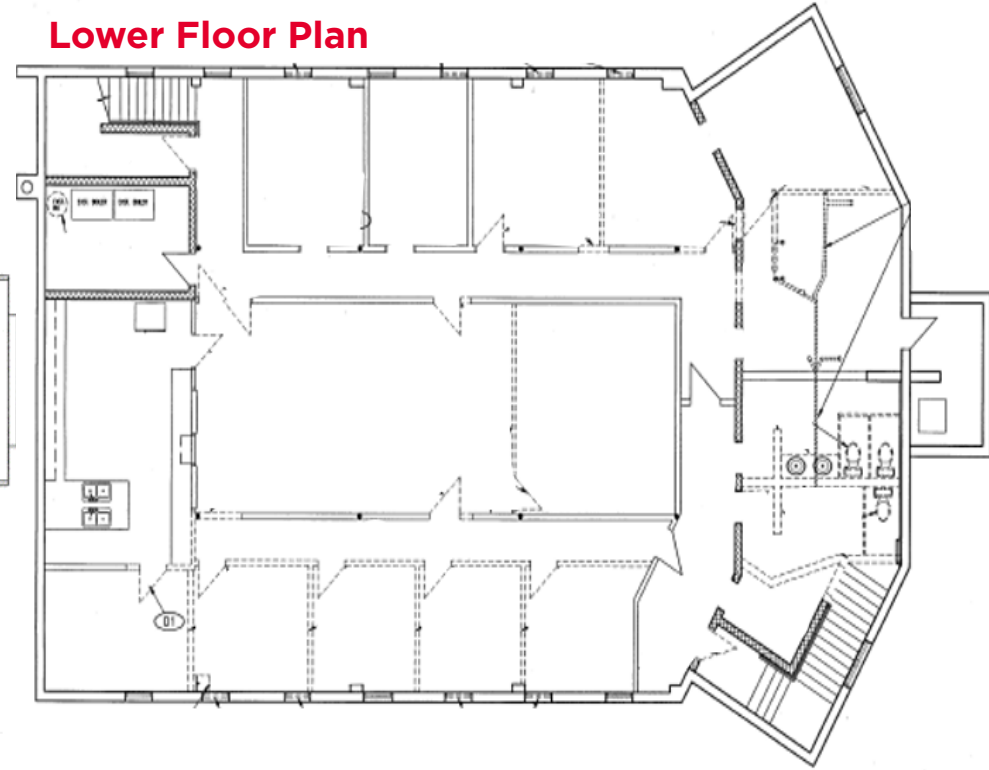


# SITE PLAN

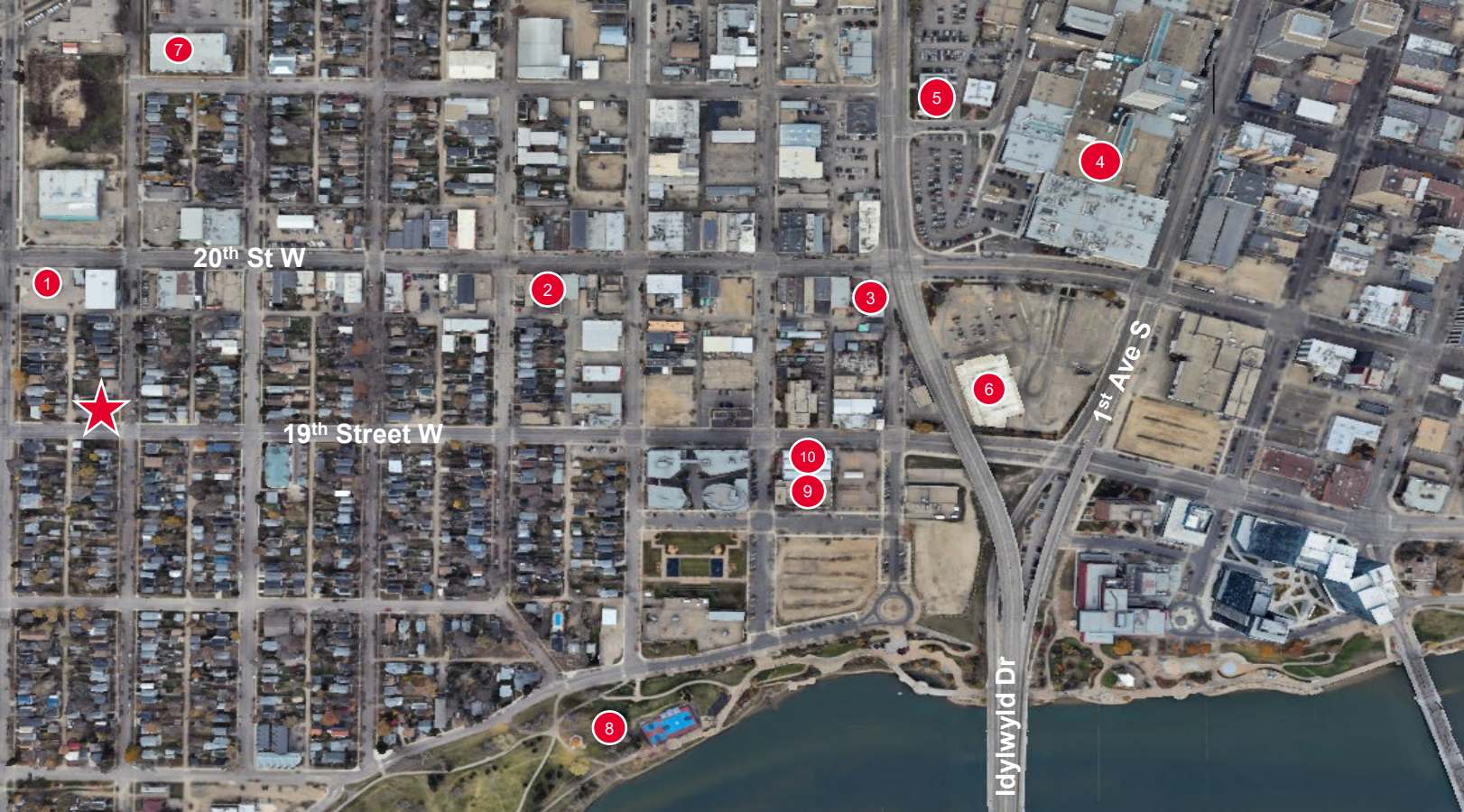
## Main Floor Plan



## Lower Floor Plan







## Neighborhood

★ 355 Ave G

1. 
2. 
3. 
4. 
5. 
6. 
7. 
8. Victoria Park
9. 
10. 

## NEIGHBORHOOD INFO



**Vehicles: +11,000 VPD**  
\*Ave H and 20<sup>th</sup> St W



**Income:**  
± \$70,992



**Population:**  
± 5,941



Proximity to 25 transit stations



5-minute drive to downtown Saskatoon



Neighborhood provides retail, grocery, financial, fitness and other professional services

**Scott Friesen**

President | Broker

306 270 8492

[scott.friesen@cwsaskatoon.com](mailto:scott.friesen@cwsaskatoon.com)

**Matt Priel**

Senior Sales Associate

306 261 2375

[matt.priel@cwsaskatoon.com](mailto:matt.priel@cwsaskatoon.com)

**Office**

306 934 3377

[cushmanwakefieldsaskatoon.com](http://cushmanwakefieldsaskatoon.com)

[info@cwsaskatoon.com](mailto:info@cwsaskatoon.com)

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