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**FOR SALE | LEASE** | 123 Avenue B South, Saskatoon | SK

## Office & Retail Space in the Heart of Saskatoon

Located on Avenue B South, between 21<sup>st</sup> and 22<sup>nd</sup> Street West, in the trendy and rapidly developing Riversdale community, this site is close to shops, restaurants, theaters, the Farmer's Market, River Landing and Midtown Plaza.

With ± 30,000 SF of premium office and retail space, The Blok is one of the few developments giving business owners the opportunity to purchase or lease in the newest commercial development near downtown Saskatoon.

The building has activity at street level with an inviting, colourful interior courtyard. The six (6) remaining units are ready for immediate possession and owner/tenant fit-up.

- New and uniquely designed building with outdoor decks that showcase a mix of office and retail users
- The neighbourhood is being revitalized as a fashionable new "It" destination
- Over 10,000 SF of office space and 2,000 SF of retail space available
- Only one (1) retail unit with street-front exposure remaining
- Fully accessible lift to second and third floors
- Parking stall available with each unit
- Work and live location with the ownership opportunity to grow your equity

### Ward Edwards

Senior Salesperson  
+1 306 850 3353  
[ward.edwards@colliers.com](mailto:ward.edwards@colliers.com)

### Al Myers

Senior Salesperson | Associate Broker  
+1 306 241 0255  
[al.myers@colliers.com](mailto:al.myers@colliers.com)

**Colliers International**  
728 Spadina Crescent East  
Saskatoon, SK | S7K 3H2  
+1 306 664 4433



Accelerating success.

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## Ideally Suited For:

### OFFICE

Boutique Law Firms  
Technology Firms  
Engineering Firms  
Accounting Firms  
Financial & Insurance Services  
Physiotherapy  
Chiropractor

Massage Therapy  
Naturopath  
General Practitioners or Specialists  
Laboratory/X-Ray Services  
Optometrist  
Orthodontist  
Travel Services

### SERVICE

Upscale Spa  
Upscale Hair Studio

Fitness Facility  
Technology Service Provider & Repair

### RETAIL

Adult and Children's Apparel  
Electronics/Office Goods  
Sporting Goods/Running Store  
Home Improvement & Decor

Sewing, Crafting, DIY Supplies  
Pharmacy  
Convenience Store  
Cannabis Retail

### AREA DEMOGRAPHICS



**Square Footage**  
± 30,000 SF Building  
1,053 SF to 2,734 SF  
Units Available



**Zoning**  
B5C - Riversdale  
Commercial District



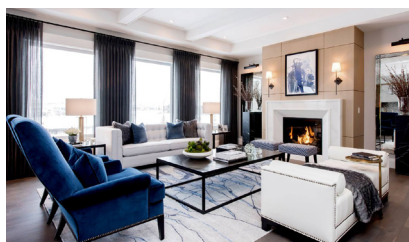
**Walking Distance**  
Close to shops,  
restaurants, theaters,  
the Farmer's Market,  
River Landing and  
Midtown Plaza.



**Parking**  
One (1) surface stall  
included with each condo.  
Additional parking stalls  
on adjacent site available  
for monthly rent.

### CURRENT OWNERS | BUSINESSES IN-PLACE AT THE BLOK

Atmosphere Interior Designs Inc.  
The Local Kitchen  
Mastermind Live Escape  
Territorial Marketing  
BLOK Dental Studio  
James Frost Luxury Outfitters  
Botte Chai Bar



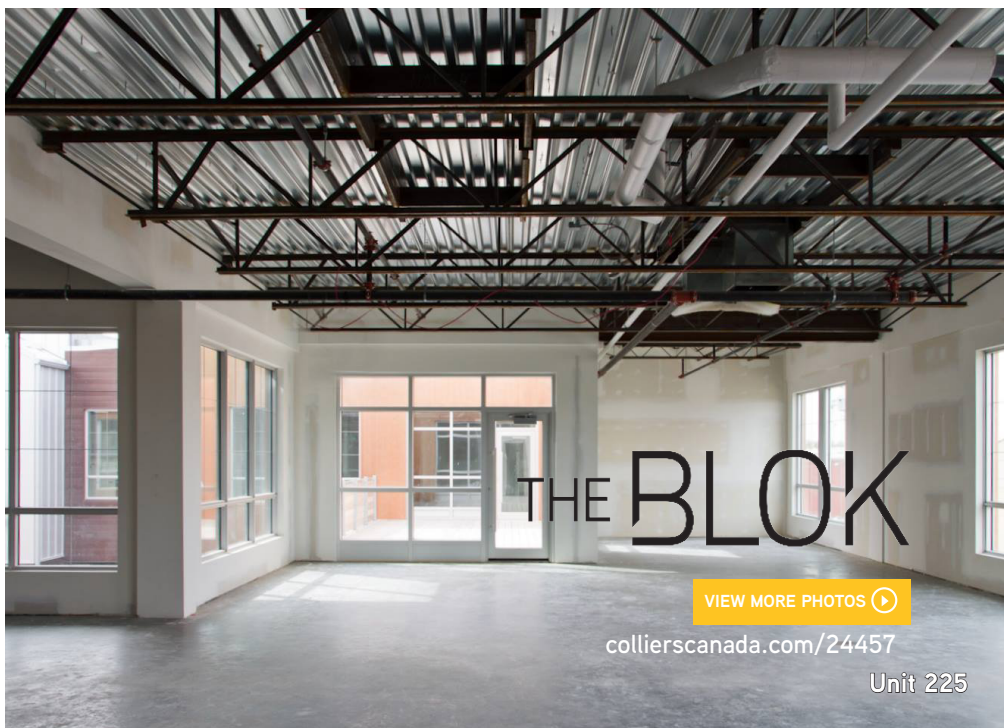




Unit 219



Unit 111



THE BLOK

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Unit 225



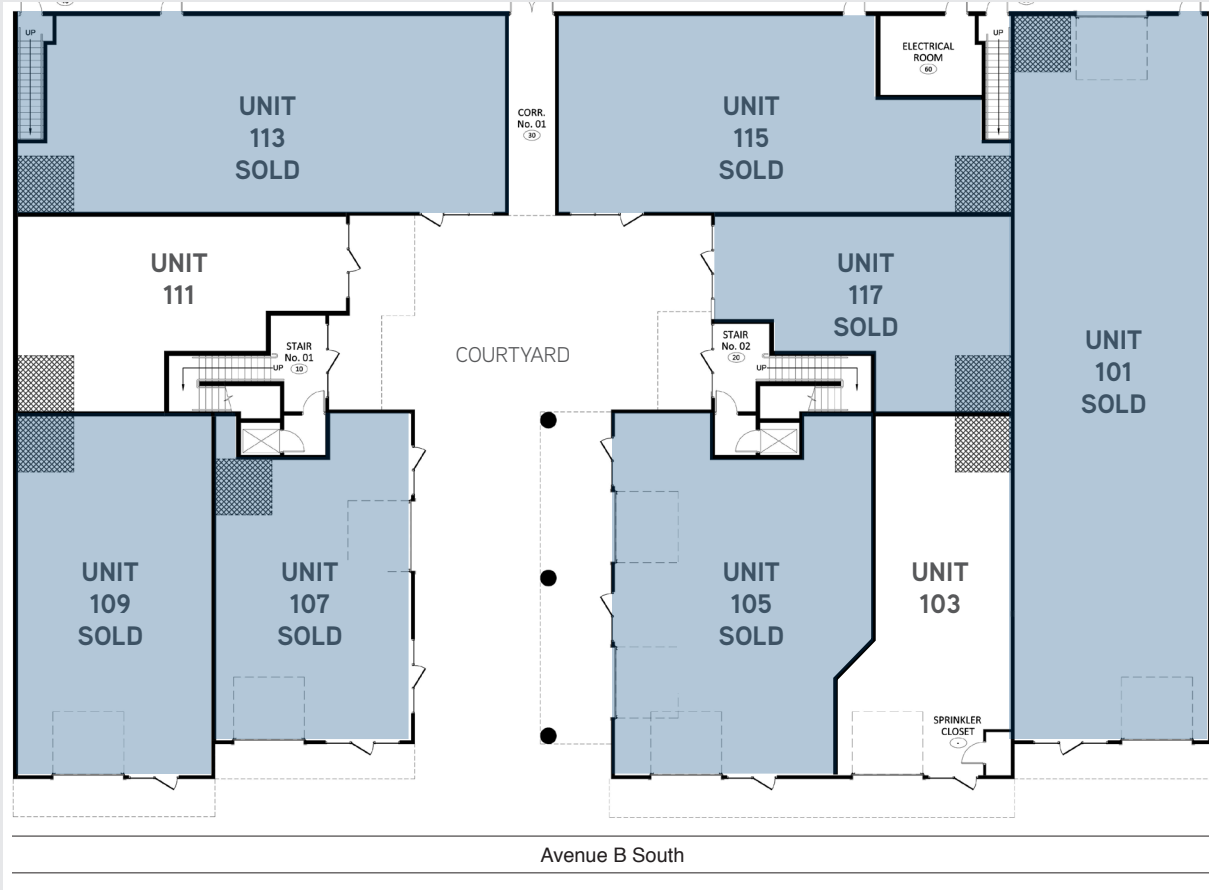
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## Specifications

Available	Unit 103	1,034 SF	Unit 223	2,454 SF
	Unit 111	1,053 SF	Unit 225	2,174 SF
	Unit 219	2,669 SF	Unit 301	2,734 SF
Total Building Size	± 30,000 SF			
Site	0.55 AC			
Zoning	B5C (Riversdale Commercial District)			
Parcel	203248223			
Possession	Immediate			
Taxes	\$3.00/SF (est.)			
Condo Fees	\$3.00/SF (est. 2018)			

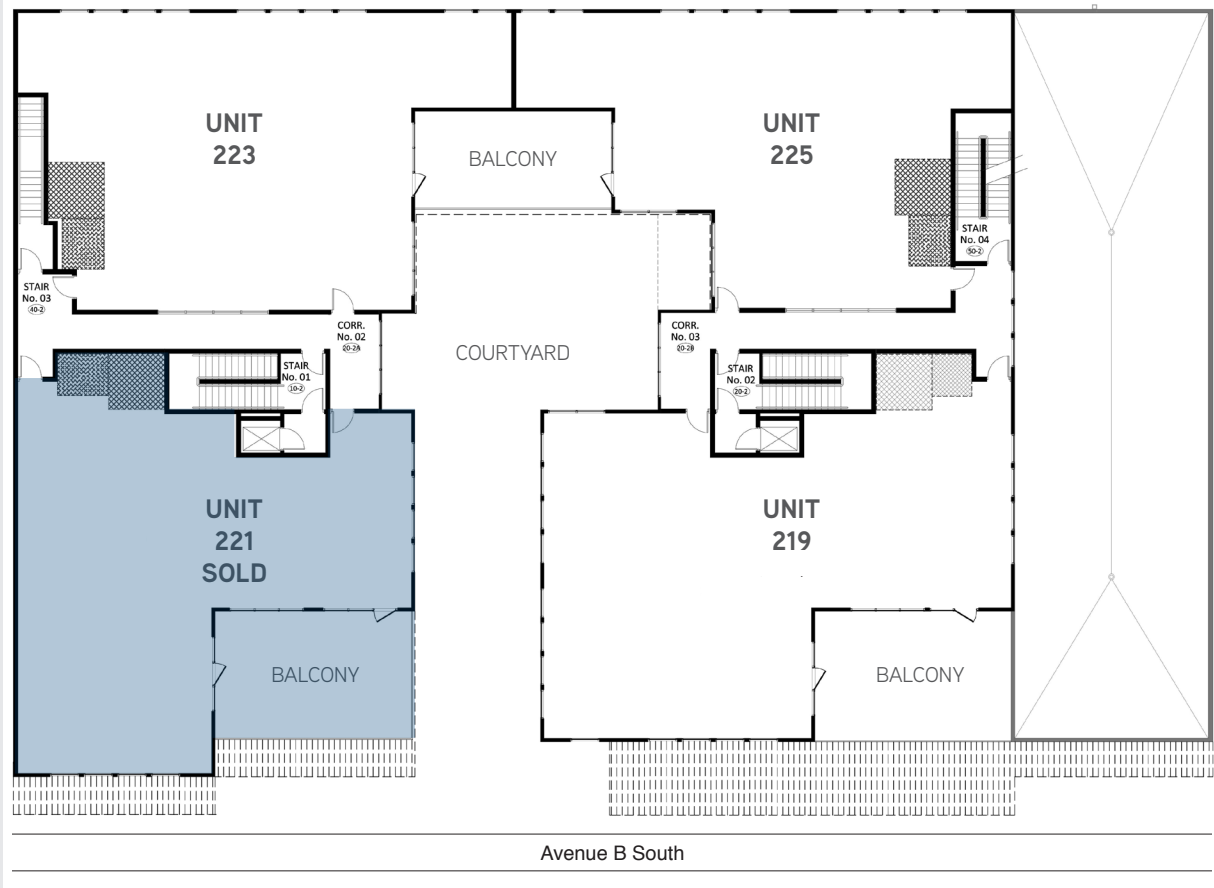
# Main Floor Plan



## Available Space & Costs

Unit	Size	Price	Availability
101	2,917 SF	-	<b>SOLD</b>
103	1,034 SF	\$455,000	Available
105	1,679 SF	-	<b>SOLD</b>
107	1,252 SF	-	<b>SOLD</b>
109	1,457 SF	-	<b>SOLD</b>
111	1,053 SF	\$415,000	Available
113	1,972 SF	-	<b>SOLD</b>
115	1,589 SF	-	<b>SOLD</b>
117	965 SF	-	<b>SOLD</b>

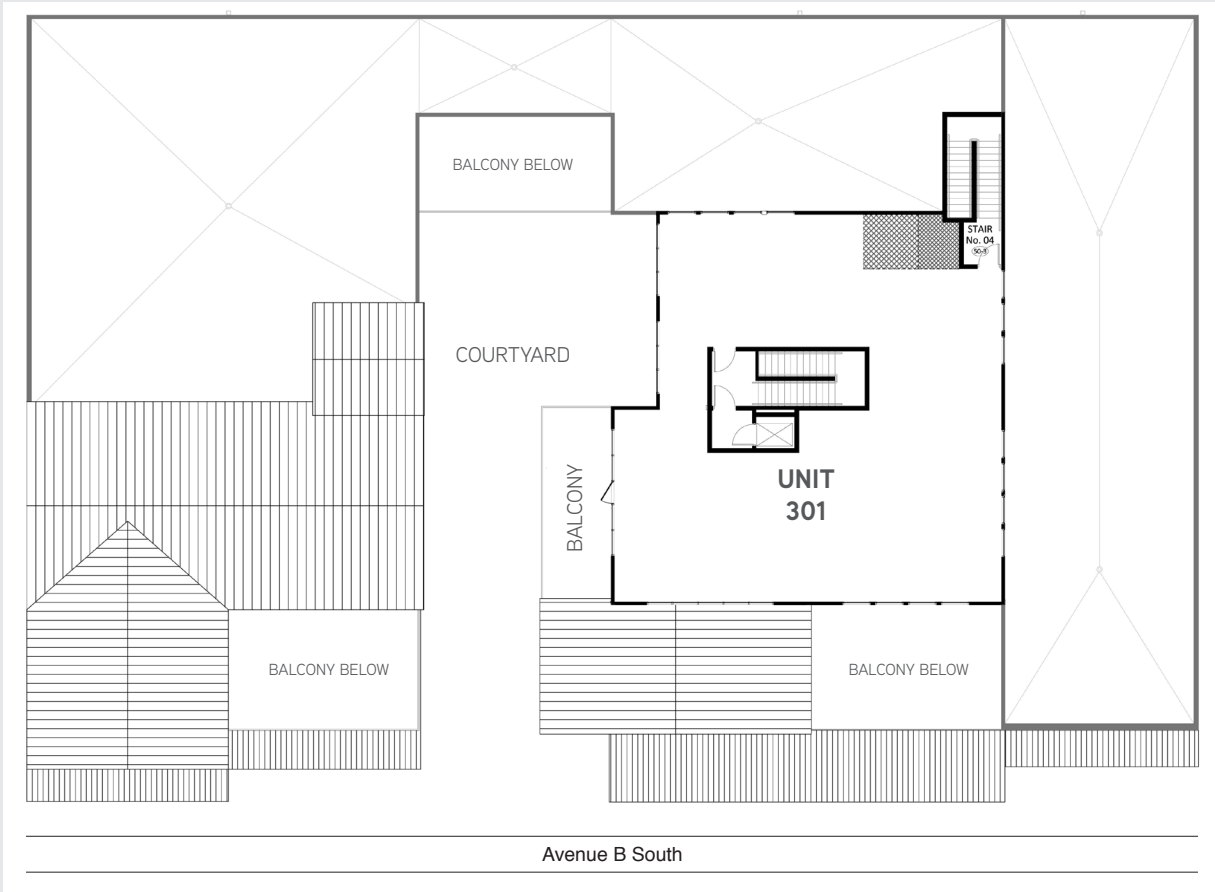
## Second Floor Plan



## Available Space & Costs

Unit	Size	Price	Availability
219	2,669 SF	\$960,000	Available
221	2,357 SF	—	<b>SOLD</b>
223	2,454 SF	\$858,900	Available
225	2,174 SF	\$760,900	Available

# Third Floor Plan



## Available Space & Costs

Unit	Size	Price	Availability
301 <sup>†</sup>	2,734 SF	\$1,060,790	Available

<sup>†</sup>The third floor penthouse is appropriate for either commercial occupancy or residential living. Impressive 14' ceiling through the main area flaunt exposed deck and drywalled beams and columns with fully accessible lift.





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al.myers@colliers.com

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