

FOR SALE/LEASE



THE BLOK

PRIME OFFICE/RETAIL SPACE FOR SALE OR LEASE
IN SASKATOON'S VIBRANT RIVERSDALE DISTRICT

123 AVENUE B SOUTH, SASKATOON SK THE BLOK

Welcome to 123 Ave B South, where premium office/retail space meets prime location in the heart of Saskatoon's bustling Riversdale District. This is an exceptional opportunity for professional office users seeking a dynamic and trendy workspace in one of Saskatoon's most sought-after areas.

Don't miss out on this exceptional opportunity to own or lease premium office/retail space in Saskatoon's thriving Riversdale District. Experience the perfect blend of modern workspace, convenience, and community at 123 Avenue B South. Contact us today to learn more and take the next step towards your new office/retail space.

TRUST US TO PUT YOU ON THE MAP

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123 AVENUE B SOUTH



LOCATION HIGHLIGHTS

- Situated in the heart of Saskatoon's Riversdale District, renowned for its trendy atmosphere and vibrant community.
- Conveniently located near Midtown Plaza, offering easy access to shopping, dining, and entertainment options.
- Close proximity to River Landing, providing scenic views and recreational opportunities for office occupants.

PROPERTY FEATURES

- Modern and professional office/retail space designed to meet the needs of today's business professionals.
- Spacious layout with versatile floor plans, perfect for a range of office/retail uses.
- High-quality finishes and amenities to enhance productivity and comfort.
- Ample parking options available for tenants and visitors.

WHY CHOOSE 123 AVE B SOUTH

- Prime location in Saskatoon's Riversdale District, offering unparalleled convenience and accessibility.
- Surrounded by a diverse array of amenities, including restaurants, cafes, and retail shops.
- Opportunity to be part of a dynamic and growing community, fostering collaboration and innovation.
- Ideal for professional office/retail users looking to establish their presence in one of Saskatoon's most vibrant neighbourhoods.



123 AVENUE B SOUTH



EXCITING LEASING OPPORTUNITY AT THE BLOK!

In addition to sale options, The Blok now offers leasing opportunities with competitive rates. Current sale price and lease rates are outlined as follows:

SPACE	SIZE	SALE PRICE	LEASE RATE	TAXES (2024)	CONDO FEES (2024)
Unit 111:	1,053 SF	\$415,000	\$27.50 PSF	\$3,443.54	\$5.77 PSF
Unit 219:	2,669 SF	\$960,000	\$25.00 PSF	\$13,113.81	\$4.90 PSF
Unit 225:	2,174 SF	\$760,900	\$24.50 PSF	\$10,926.64	\$5.49 PSF
Unit 327:	2,734 SF	\$1,060,790	\$27.00 PSF	\$13,170.84	\$5.91 PSF

TENANT IMPROVEMENT (TI) ALLOWANCE:

We are pleased to provide a tenant improvement allowance to qualified tenants, ensuring the space meets your business's unique requirements. Contact us to learn more about eligibility and customization options!

PARKING

Units 111, 219 and 225 have one stall each allocated; unit 327 has two stalls allocated; additional parking negotiable

POSSESSION

Negotiable

ZONING

B5C

CURRENT OWNERS/BUSINESSES

Unit 101: The Blok Dental

Unit 103: Blush Salon

Unit 105: James Frost Luxury Outfitters

Unit 107: Territorial

Unit 109/221: Atmosphere Interior Design

Unit 113/223: Metis Nation – Ma Faamii

Unit 115/117: Botte Chai Bar

YEAR CONSTRUCTED

2016

BUILDING SIZE

±30,000 SF

LEGAL DESCRIPTION

Surface Parcel 203248223



123 AVENUE B SOUTH



THE BLOK - MAIN LEVEL

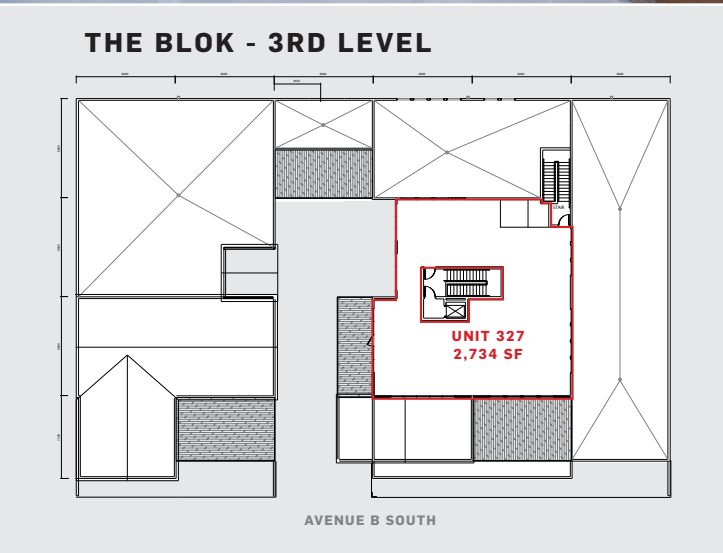
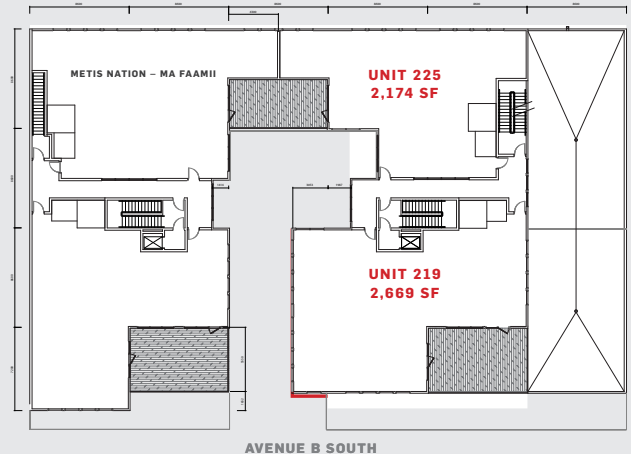


UNIT 111



UNIT 225 CONCEPT RENDERING

THE BLOK - 2ND LEVEL

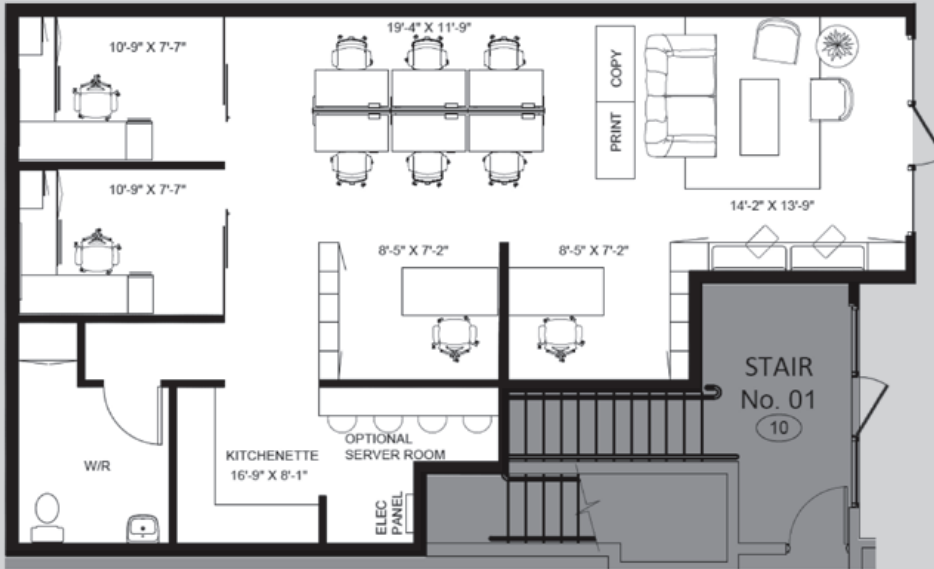


UNIT 327 CONCEPT RENDERING

123 AVENUE B SOUTH



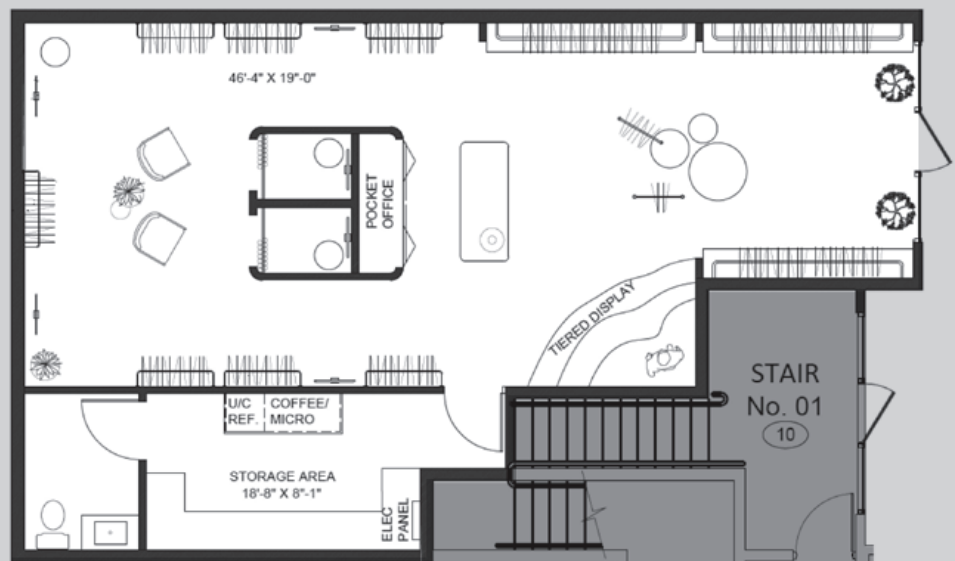
UNIT 111 - SAMPLE FLOORPLANS



Option A



Option B



123 AVENUE B SOUTH



UNIT 225 CONCEPT RENDERING

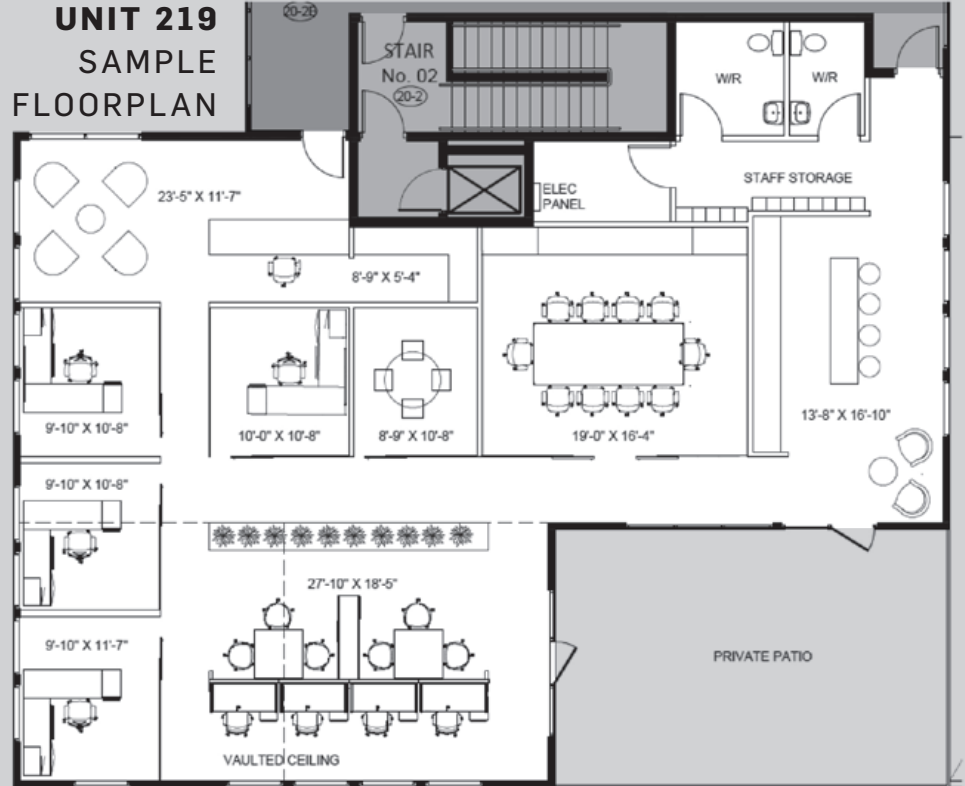


UNIT 225 CONCEPT RENDERING

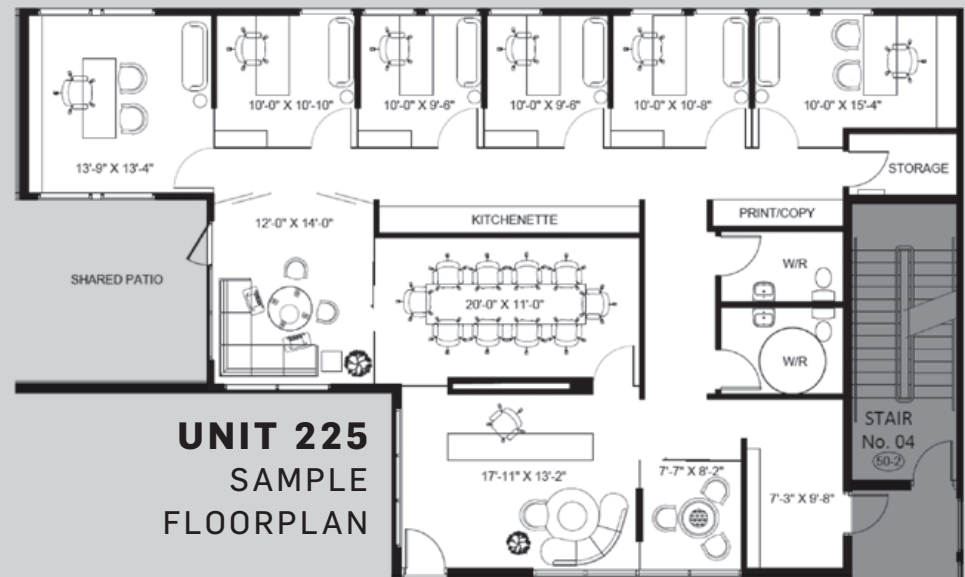


UNIT 225 CONCEPT RENDERING

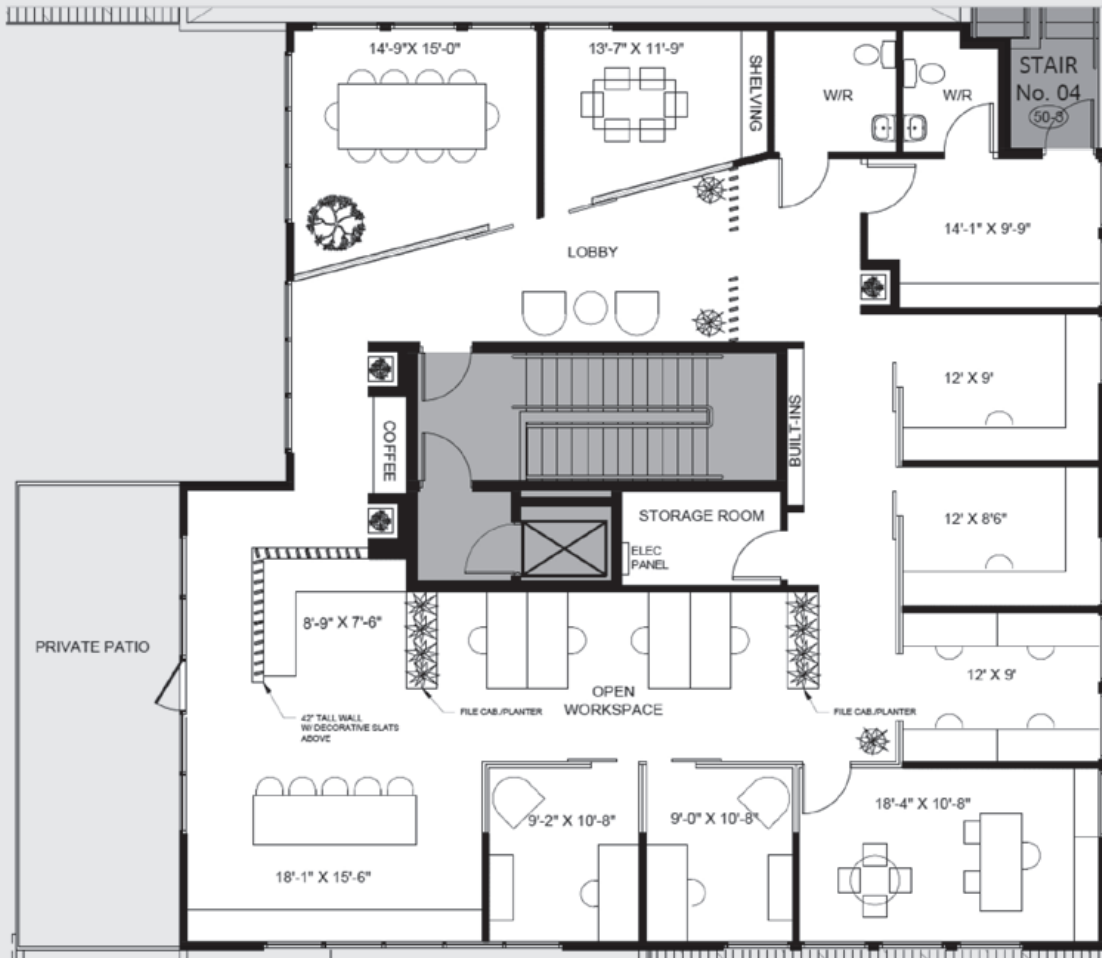
UNIT 219 SAMPLE FLOORPLAN



UNIT 225 SAMPLE FLOORPLAN



UNIT 327 - SAMPLE FLOORPLAN



123 AVENUE B SOUTH



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F: 306.664.1940

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