

# 21<sup>st</sup> Street Building

Central Location in Downtown Saskatoon

216 21<sup>st</sup> Street East  
Saskatoon, SK  
[www.cbre.ca/saskatchewan](http://www.cbre.ca/saskatchewan)

2,658 SF Building for Sale – Price Reduced



## 21<sup>st</sup> Street Building

216 21<sup>st</sup> Street East | Saskatoon, SK

For Sale



## Central Business District

This site is ideally positioned in a central, walkable, and amenity-rich downtown location in Saskatoon. It offers plenty of visibility on a popular street, benefitting from its high-traffic location near restaurants, shopping, banks, and a variety of professional services. Midtown Plaza – Saskatchewan’s largest two-level shopping mall – is only a few blocks away, or just a short walk. Hotels, office buildings, and medical centres also draw thousands of people during the day, increasing the value of operating in the downtown core.

# The Offering

## Building For Sale in Downtown Saskatoon

The property is located at **216 21<sup>st</sup> Street East**, centrally located in Saskatoon’s Central Business District (or “CBD”). The building comprises a main floor of 1,658 SF, and a second floor of 1,000 SF that is currently occupied.

**\$850K**

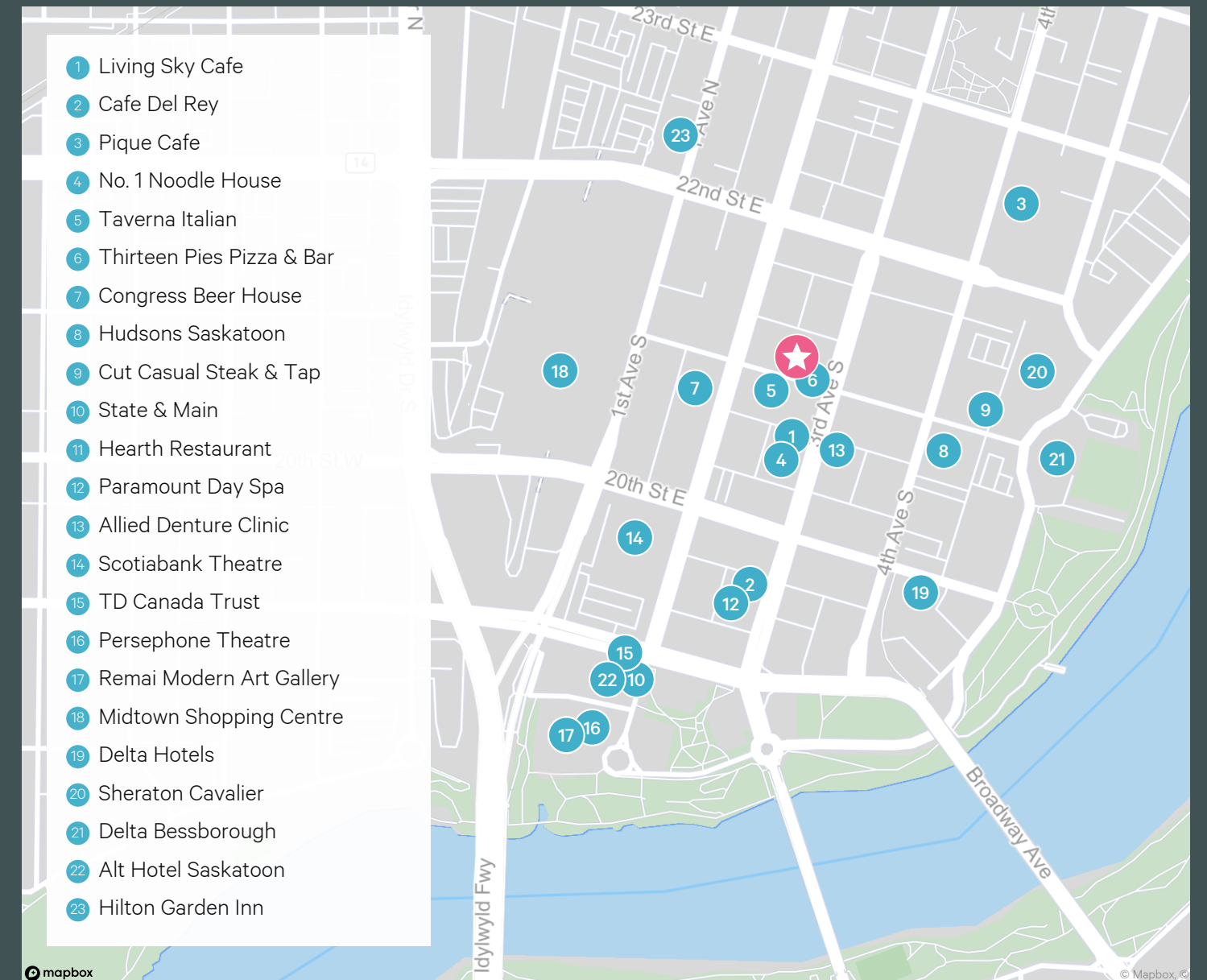
Reduced Asking Price

**1,658**

Main Floor Area (SF)

**1,000**

Second Floor Area (SF)



# Interior Photos



# Property Summary

## 21<sup>st</sup> Street Building in Central Downtown Location

- + Address
  - 216 21<sup>st</sup> Street East, Saskatoon, SK
- + Zoning
  - B6
- + Main Floor Area
  - 1,658 SF
- + Second Floor Area
  - 1,000 SF
- + Asking Sale Price
  - \$850,000
- + Possession
  - Immediate



## Contact Us

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