

FOR SALE

1128 8th Street East

± 6,244 SF site

$499,000

OWNER-USER REDEVELOPMENT SITE

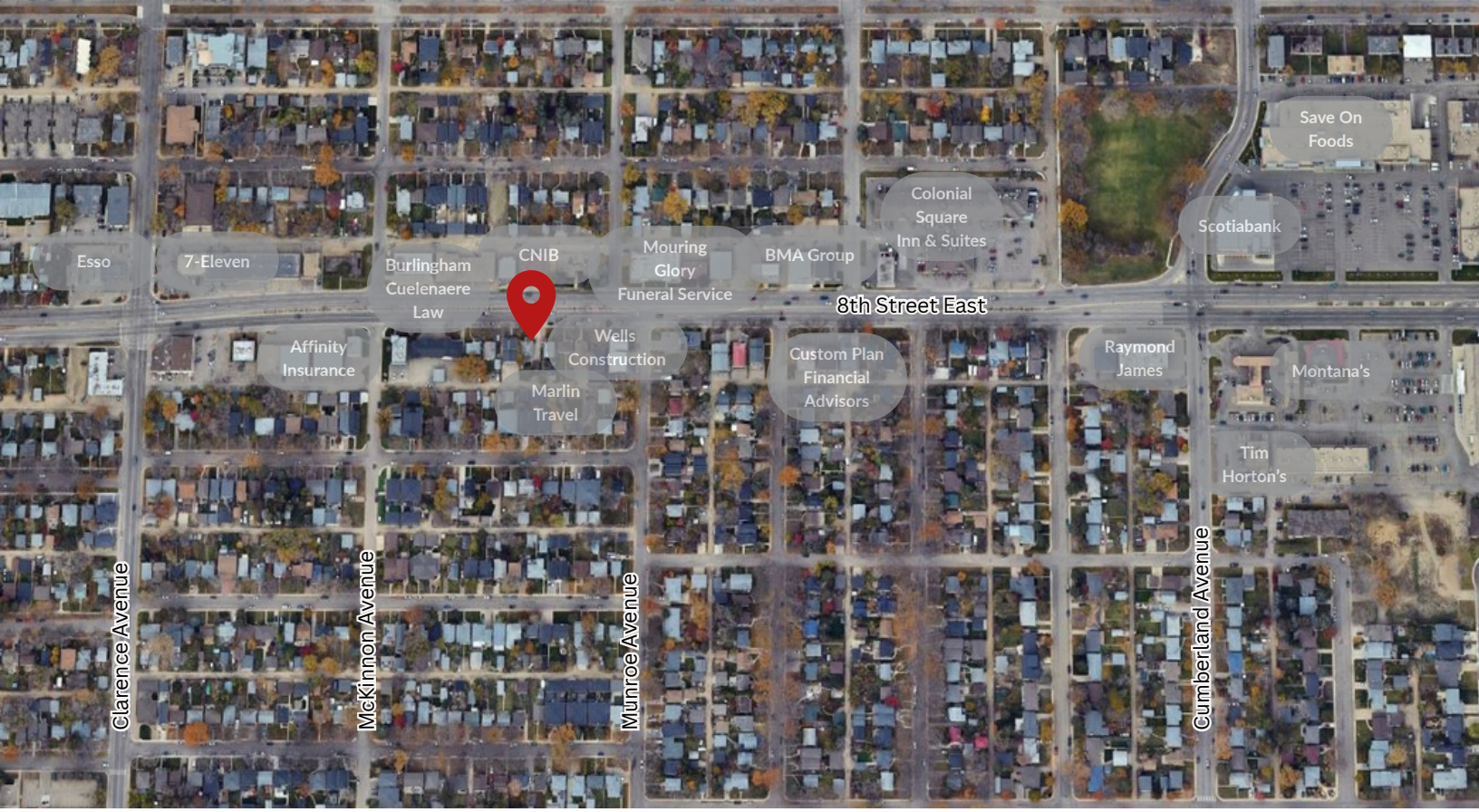
Nestled in the heart of 8th Street East, between Cumberland Avenue and Clarence Avenue, this ± 6,244 SF site is in M1 Zoning. The district allows for a variety of office focused uses such as medical, dental and optical services, general office, private schools, art gallery, among others. Further details can be found on the City of Saskatoon Zoning Guidelines.

Excellent opportunity for an owner-user to develop the property to suit their needs. With traffic counts exceeding 28,300 vehicles per day, this property offers a central location with exceptional exposure.

This is a share sale, contact listing agent for more information.

The Commercial Group

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Features:

- Lot Size: ± 6,244.46 SF
- Re-development site
- Central location
- High visisbilty
- High traffic counts

Zoning: Local Institutional District (M1)
Possession: Arranged
Surface Parcels: 120105931, 12015942

Taxes (2026): $5,193.36
List Price: $499,000.00



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TCG Real Estate Ltd.

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