

FOR LEASE

218 20th Street West - Main Floor

± 1,039 SF

$25.00/SF net

TURNKEY CAFE OPPORTUNITY WITH INFRASTRUCTURE, COMMUNITY, AND CLIENTELE ALREADY IN PLACE

Established café location with an existing customer base in the heart of the Riversdale commercial district, ready for its next chapter.

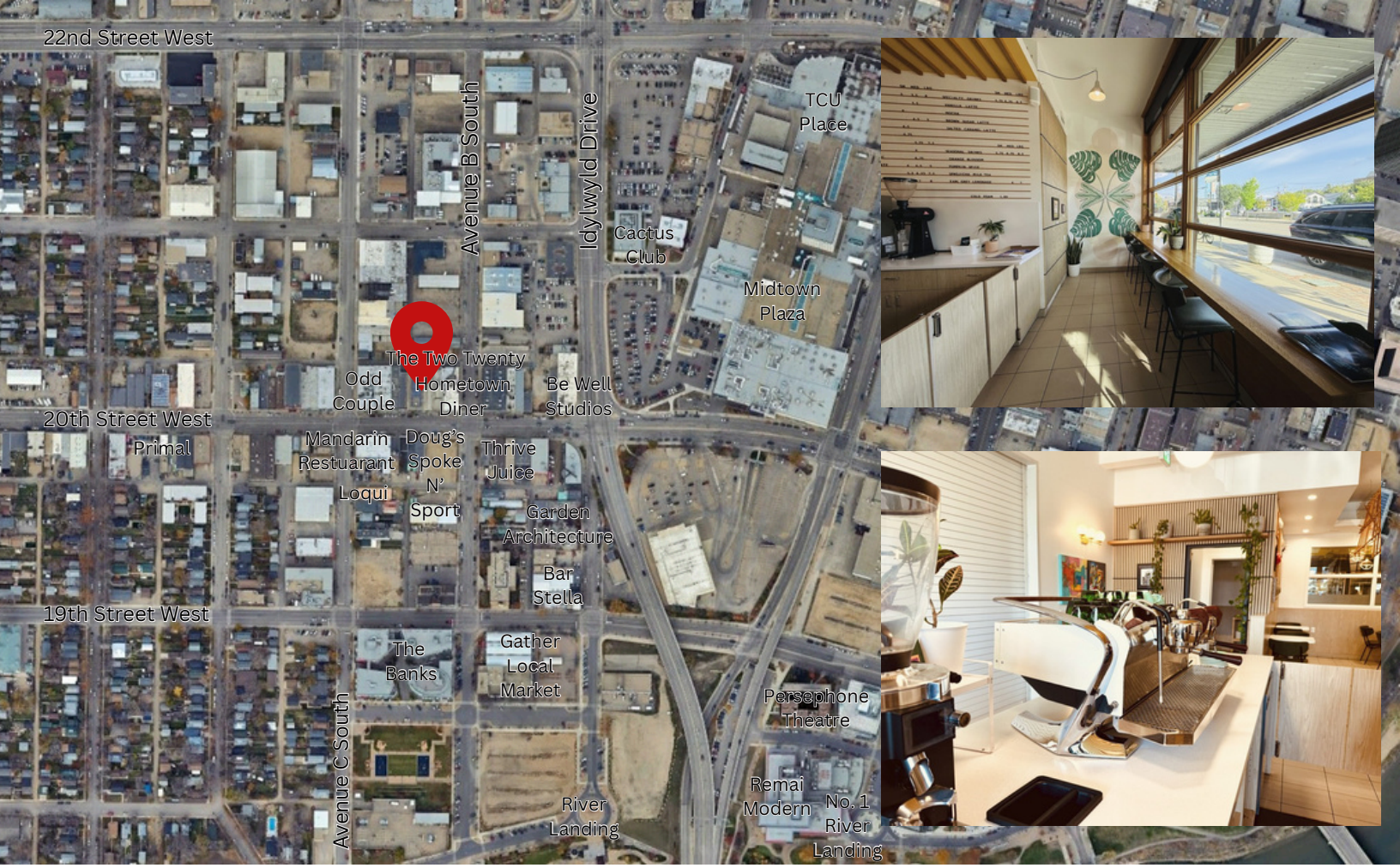
Beautifully finished, up to date, and well cared for - no significant improvements required and existing café equipment + related assets available for purchase, making for a move-in-ready, turnkey opportunity without the time, cost, and uncertainty of building a new café from the ground up.

All tours to be arranged through Listing Agents.

The Commercial Group

Melissa Newton
Client Advisor
306 281 5239
melissa@thecommercialgroup.ca

Jessica McLaren
Client Advisor
639 384 9403
jessica@thecommercialgroup.ca



Features:

- Available Size: ± 1,039 SF
- Small kitchenette/food prep area
- Open, functional layout
- Modern finishes and inviting atmosphere
- Ample natural light
- Anchor café for co-working office
- 2 washrooms
- Additional on-site storage available

Zoning: Riversdale Commercial District (B5C)
Possession: Arranged
Surface Parcel: 120286874

Occupancy Costs: $1,457.00/month (inclusive of all utilities)
Lease Rate: $25.00/SF net

Equipment & Assets: $50,000.00



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Unit 9 - 1527 Ontario Ave
Saskatoon, SK S7K 1S7
thecommercialgroup.ca
TCG Real Estate Ltd.

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