

INVESTMENT PROPERTY FOR SALE

245 3rd Avenue South

± 19,908 SF

$2,975,000

INVESTMENT OPPORTUNITY
DOWTOWN SAKATOON

Fully leased six story office with main floor retail with a total net rentalbe area of ± 16,547 square feet.

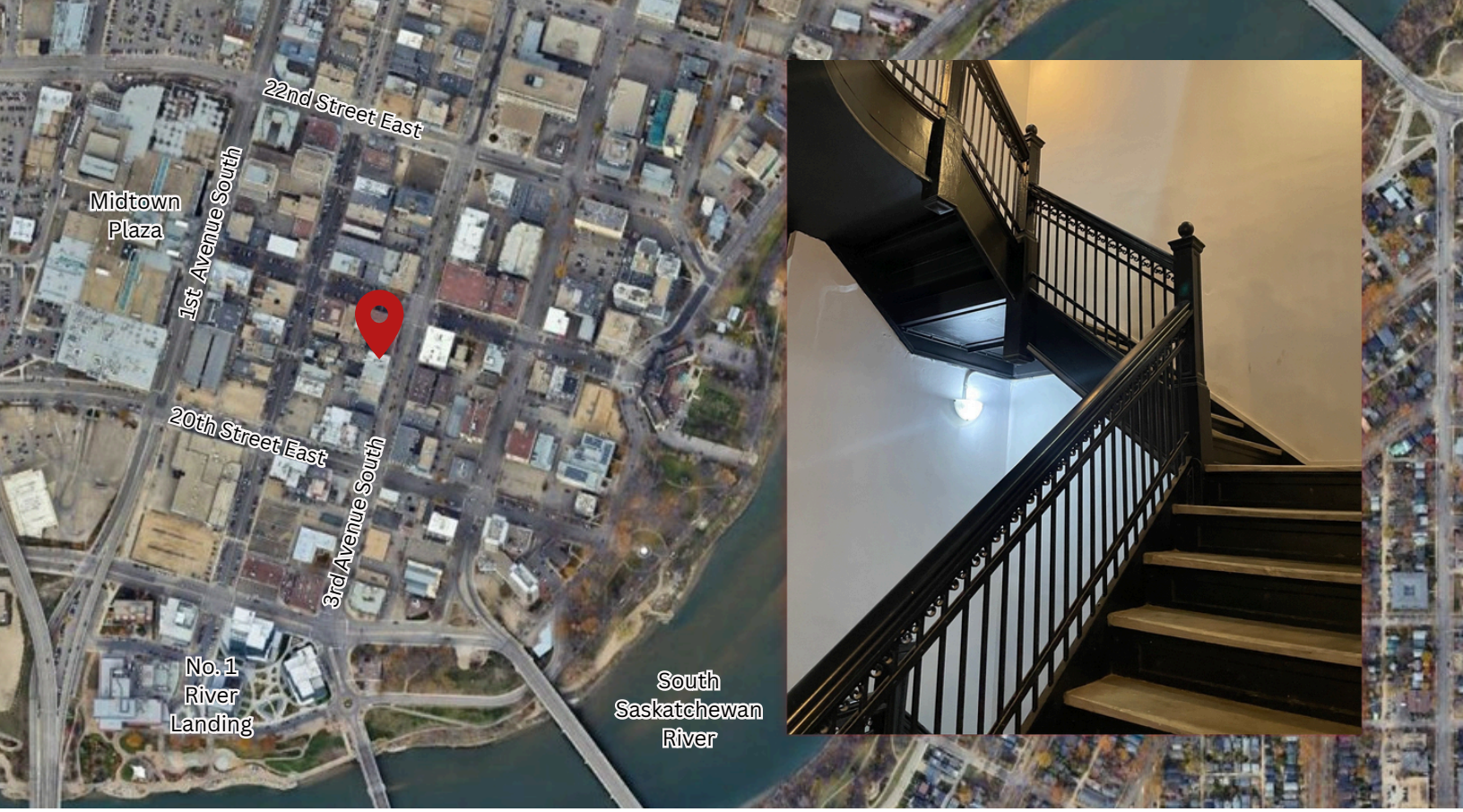
Main floor café space has two (2) piece public washroom and a kitchen. Five (5) floors of office space with varying layouts and square footage have a common hallway off the elevator and stairwell with common access to the offices as well as common washrooms on each floor expect the 4th floor which has private washrooms with the basement currently uses for storage.

Office tenants are greeted with original marble flooring , full service elevator and stairwell that accesses the upper levels and basement. The main stairwell is original marble tread with wrought iron railing.

Finishes on each level vary with a combination of laminate, carpet, ceramic tile, and LVP flooring, painted gyproc walls and open or suspended ceiling tiles.

The Commercial Group

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Features:

- Building Size: ± 19,908 SF
- Lot Size: ± 0.13 acres
- 3 phase - 400 amp power
- 50 gallon gas fire hot water heater
- Sprinkler suppression on main & basement
- Basement storage
- Common washrooms on each floor except the 4th floor which has private washrooms
- 40' frontage
- 140' depth
- Elevator
- 8 electrified parking stalls
- Built in 1911
- Concrete and brick construction

Zoning: Downtown Commercial District (B6)
Possession: Arranged
Surface Parcel: 120288719

Taxes (2026): $47,952.69
***Adjusted Net Operating Income (2025):** $260,000.00
List Price: $2,975,000.00

*all leases are gross leases



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