THE COMMERCIAL GROUP PRESENTS

INVESTMENT OPPORTUNITY

2600 8th Street East

Saskatoon, SK



$16,200,000

A rare opportunity to acquire a high-performing, stabilized asset on one of Saskatoon's most coveted commercial corridors.

EXCLUSIVE OFFER

With more than **270' of prime frontage** along 8th Street East **this 2.14 acre site** provides exceptional visibility and access with more than **24,000 cars per day.**

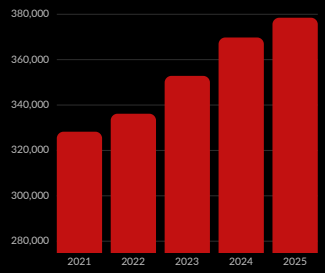
Eighteen (18) units over **three (3)** buildings with **91%** current occupancy
Normalized Annual Net Income of **$929,808 (2026)**

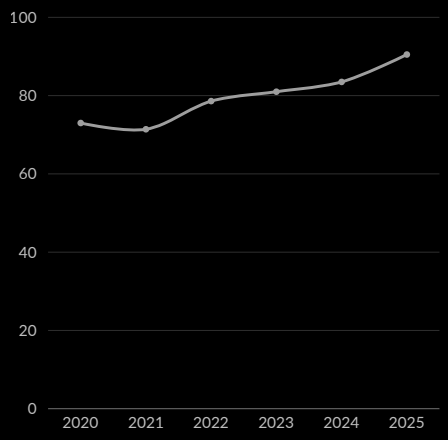
The Commercial Group

Melissa Newton
306 281 5239
melissa@thecommercialgroup.ca

ECONOMIC GROWTH

Statistics Canada reported Saskatoon's metropolitan area approaching 400,000 people, with a population increase of 2.4% during the year that ended July 1, 2025, one of the countries fastest growing cities. (January 2026)





Saskatchewan's real GDP reached a record $83.6 billion in 2024, growing by 3.1%—the second-highest provincial growth rate in Canada. Growth was driven by construction (+9.8%), agriculture (+7.7%), and mining/oil/gas extraction (+4.6%). In 2025, GDP grew again by 1.6%. (Government of Saskatchewan)

Private capital investment reached $13.6 billion, representing a 12% increase, which ranked **first** among provinces.



FINANCIAL STABILITY



Pink Cadillac's: Premier Diner

- **exterior facelift (2011)**



Accessibility: four (4) points of access and 144 paved and illuminated parking stalls



High Performance Tenancies

- **Subway Sandwiches**



Diverse Tenant Mix: Co-operators, Taco Time, 5Buds Cannabis, Active Chiropractic, The Cleane Shoppe

PROFESSIONALLY MANAGED FOR OVER 20 YEARS

- New roof covering, 2nd floor offices (2002)
- New roof coverings, Pink Cadillac and Taco Time buildings (2011)
- New roof covering, Subway building (2022)
- Asphalt overlay approx. $75,000 (2011)
- Paving and curbing work (2015)
- Pot hole repair and minor pavement patching annually
- New parking lot pole lights (2015)
- 2nd Floor common washroom upgrades (2026)
- HVAC unit replacements (2009- 2024 covering majority of units)
- HVAC servicing – semi-annual inspections done by Heat Rite Mechanical
- 2nd floor hallway upgrade (2009)
- Exterior facelift including painting, stacked stone, removal of wooden canopies (2011)
- Exterior painting, Subway building (2021)
- Sewer line replacement from the building to 8th Street, located under Pink Cadillac deck (2017)

RULES OF ENGAGEMENT

Prospective agents and/or purchasers are invited to submit Offers to Purchase for the property to Melissa Newton for consideration by the Vendor.

Upon an accepted Offer to Purchase and signing of a Confidentiality Agreement, full access to the property including full leasing details, the Site-Specific Risk Assessment Report dated December 2025 and any relevant due diligence materials will be made available.

Contact Melissa Newton for further details.

KEY FEATURES

- Rentable Area +/- 33,643 sq ft
- Lot size +/- 2.14 acres
- Built in 1985
- Wood Frame Construction
- Flat roof/decorative shingles
- Pylon Signage
- 144 paved & illuminated parking stalls
- Professional Landscaping
- 4 points of access and egress
- High vehicle traffic

LEGALITIES

Surface Parcels

120191868
120191879
120191969

Lots

1,3

Block

477

Plan

61S18117

Taxes (2026)

$174,919.57

Vendor

Plainsman Plaza Ltd.

Zoning

Arterial & Suburban Commercial District (B4)

Normalized Net Income (2026)

$929,808

List Price

$16,200,000



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