

FOR SALE OR LEASE

325, 329 & 335 20th Street West

± 19,200 SF above grade (± 9,600 SF per floor)

$2,600,000.00

$12.00/SF net

Investment sale with ample leasable space or an owner/user for medical, office and retail in the heart of Riversdale — one of Saskatoon's most vibrant and evolving commercial districts.

Main floor houses three separate tenancies, 325 20th Street West 3,000 SF unit for lease, 329 329th Street West leased to Victory Medical Associates and 335 20th Street West leased to The Medicine Shoppe. The second floor presents an exceptional value-add opportunity for redevelopment , expansion or additional leasable space, making this an attractive investment with long-term growth potential. Unique to the area, this property features 16 heated underground parking stalls and elevator access to all floors.

Ideally located within walking distance of the South Saskatchewan River, public transit, Midtown Plaza, and the new Saskatoon Central Library (anticipated opening in 2027). The property is also positioned near the proposed downtown sports arena and convention centre, placing it at the centre of one of Saskatoon's most significant redevelopment and investment corridors.

Vendor leaseback opportunity - Contact Listing Agent for further details.

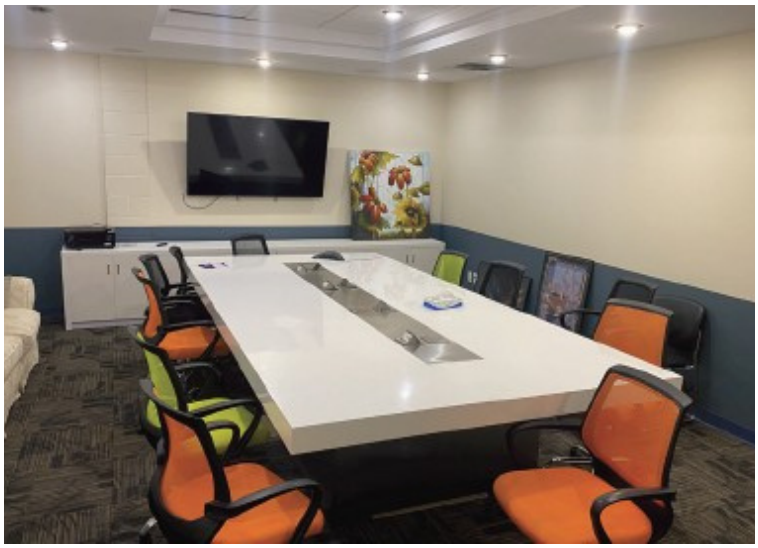
The Commercial Group

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

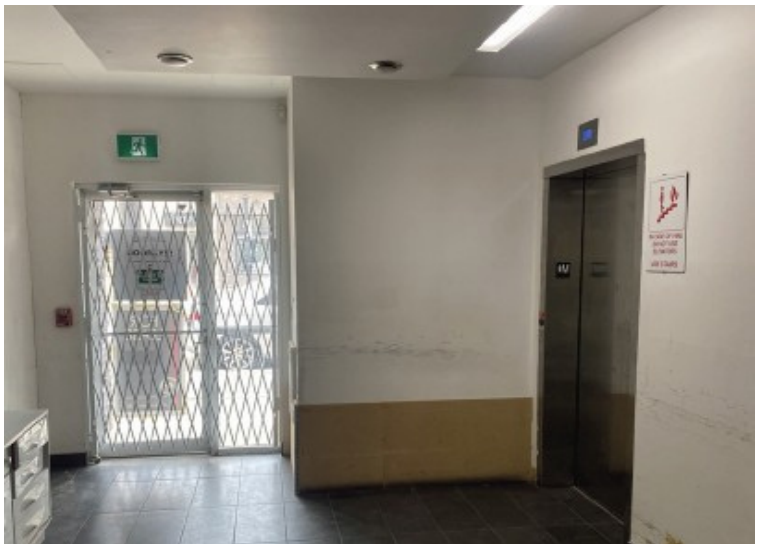


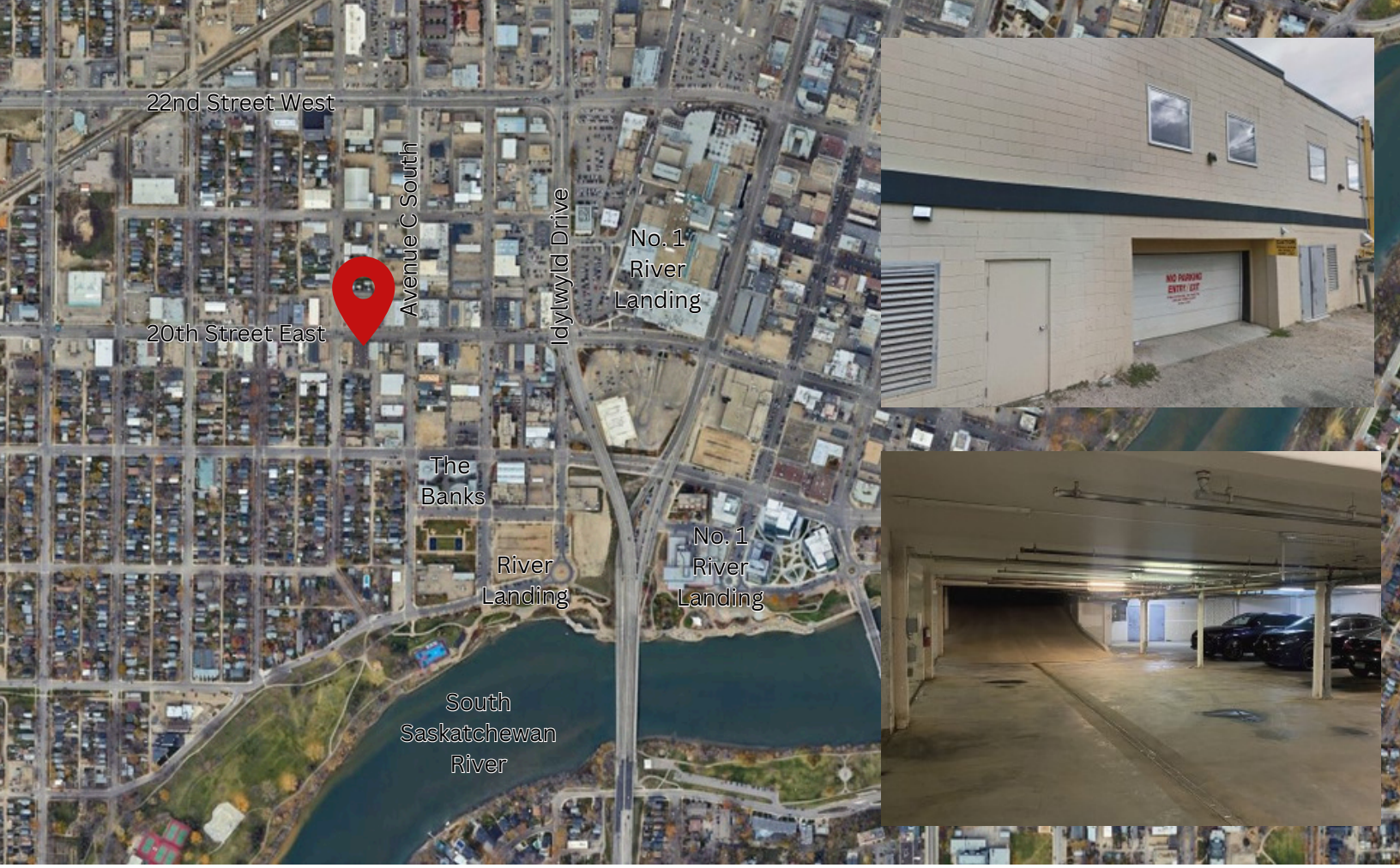







Pick-up Prescriptions
Rx





Features:
Available Size: ± 19,200 SF
(± 9,600 SF per floor)
Built out medical space
Built out pharmacy
Open retail space
Elevator access
Secured 16 underground parking stalls
2nd floor development opportunity
Vendor leaseback opportunity

Zoning: Riversdale Commercial District (B5C)
Possession: Arranged
Surface Parcels: 119863659, 119863660, 119863671
Occupancy Costs: $7.00/SF
Taxes (2026): $57,266.20
Lease Rate: $12.00/SF net
List Price: $2,600,000.00



Melissa Newton
306 281 5239
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Unit 9 - 1527 Ontario Ave
Saskatoon, SK S7K 1S7
thecommercialgroup.ca

TCG Real Estate Ltd.

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