

FOR SALE OR LEASE

511 20th Street West

± 1,788 SF

$450,000.00

$10.75/SF net

Position your business in the heart of Riversdale — one of Saskatoon's most vibrant and evolving commercial districts.

This versatile space is well suited for retail, office, creative, wellness, and personal service users seeking an urban storefront presence.

IDEAL FOR:

- Boutique retail
- Showroom
- Hair salon
- Barber
- Esthetics
- Wellness
- Tattoo studio
- Professional office
- Studio

The Commercial Group

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



Features
Available Size: ± 1,788 SF
Full basement
Flexible layout
2 washrooms
Washer/dryer in basement
Close to downtown amenities

Zoning: Riversdale Commercial District (B5C)
Possession: Arranged
Surface Parcel: 119863806

Occupancy Costs: $6.00/SF
Taxes (2026): $6,601.40
Lease Rate: $10.75/SF net
List Price: $450,000.00



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

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