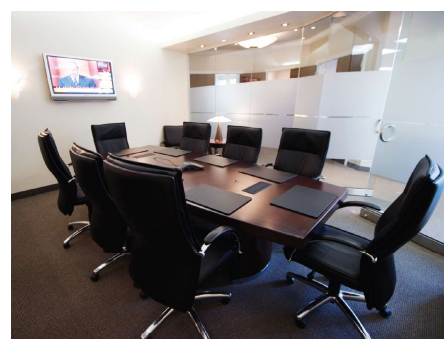


FOR SALE > OFFICE

1171 8TH STREET EAST

SASKATOON, SK



Located on the corner of 8th Street and Munroe Avenue, 1171 has great exposure to one of Saskatoon's busiest streets. Location is surrounded by various office users and residential neighbourhoods. Location also has great access to Broadway and College Drive Bridge.

BUILDING PARTICULARS

- > 17 designated stalls behind the building for employee or client parking
- > Ample street parking along Munroe Avenue
- > Built-out offices
- > Modern boardroom and executive wing
- > Mailroom and delivery door
- > Spacious lunchroom and lounge
- > Washrooms located on both floors
- > Electrical: Minimum 400 amp service
- > Mechanical: Three roof top units & one furnace

TOTAL AREA

Total - 9,852 SF
Main Level - 4,926 SF
Lower Level - 4,926 SF

ZONING

M1

LIST PRICE

\$3,050,000.00

POSSESSION

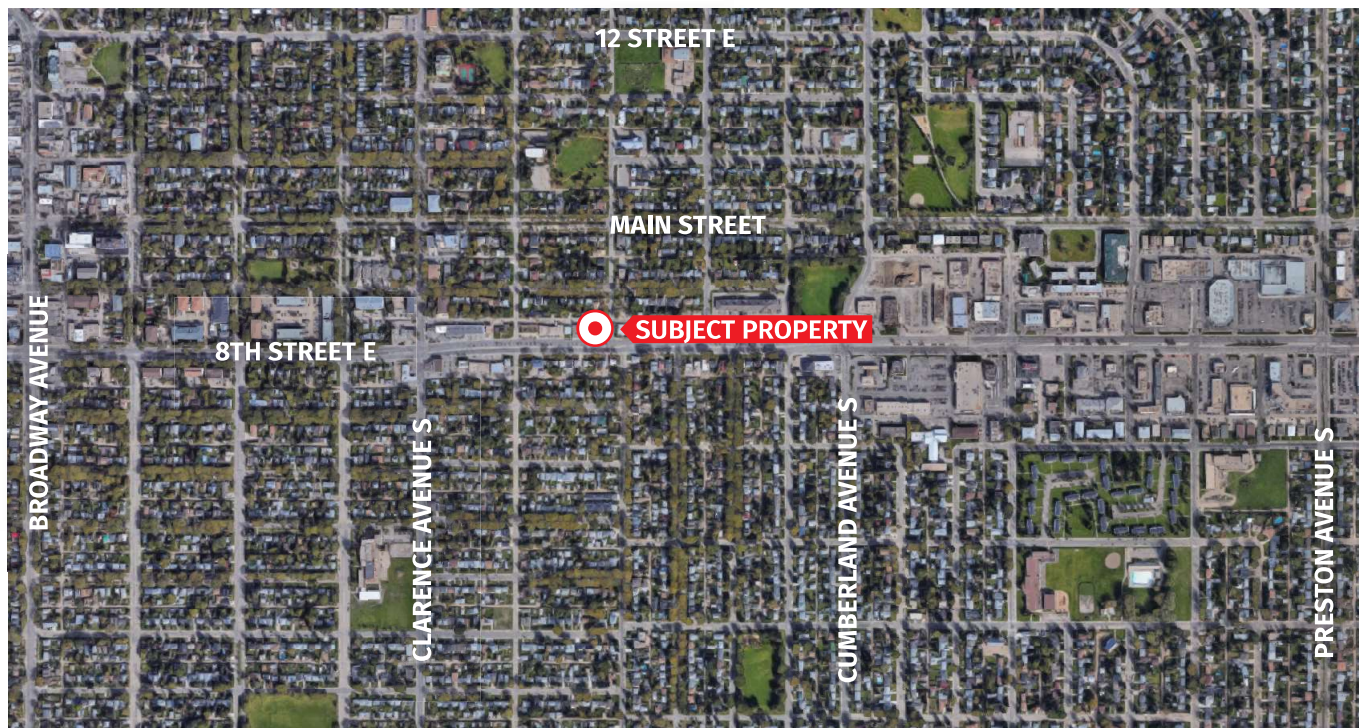
Immediate

MARY HIPPERSON
Senior Portfolio Manager
306 715 8700
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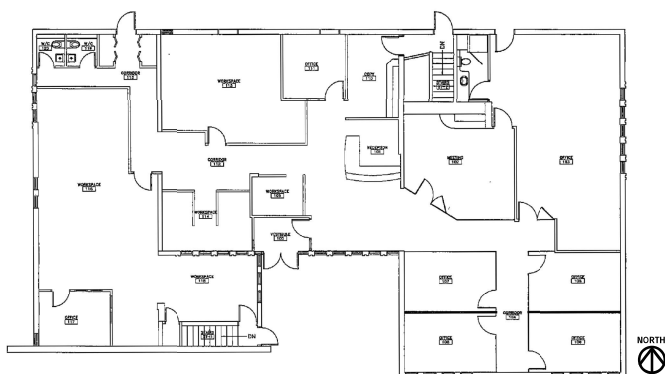
300-1507 Eighth Street East
Saskatoon SK S7H 0T2
306 668 3004
www.cgcproperties.com

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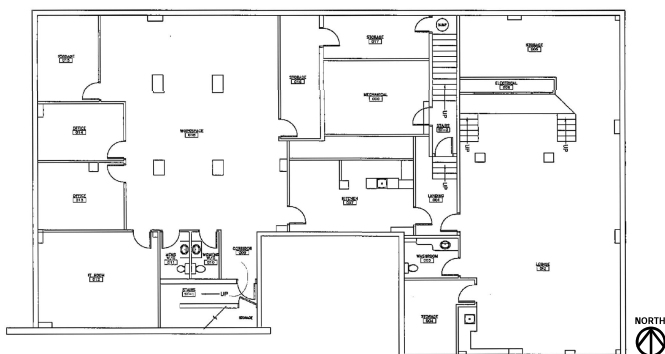
1171 8TH STREET EAST



MAIN FLOOR PLAN 4,926 SF



LOWER FLOOR PLAN 4,926 SF



 Building  Designated Parking



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