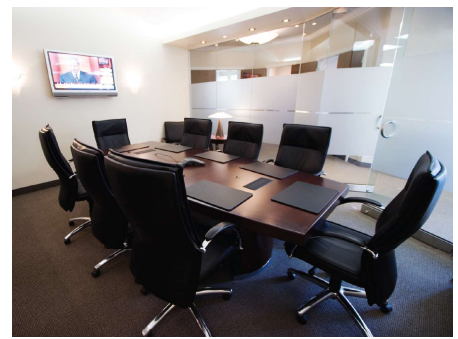
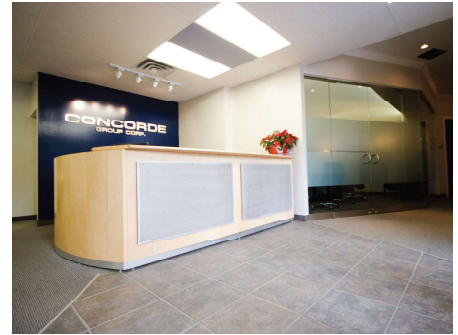


FOR SALE > OFFICE

# 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

## PARCEL SIZE

.30 Acres

38 m x 31 m

## ZONING

M1

## LIST PRICE

\$3,050,000.00

## POSSESSION

Immediate

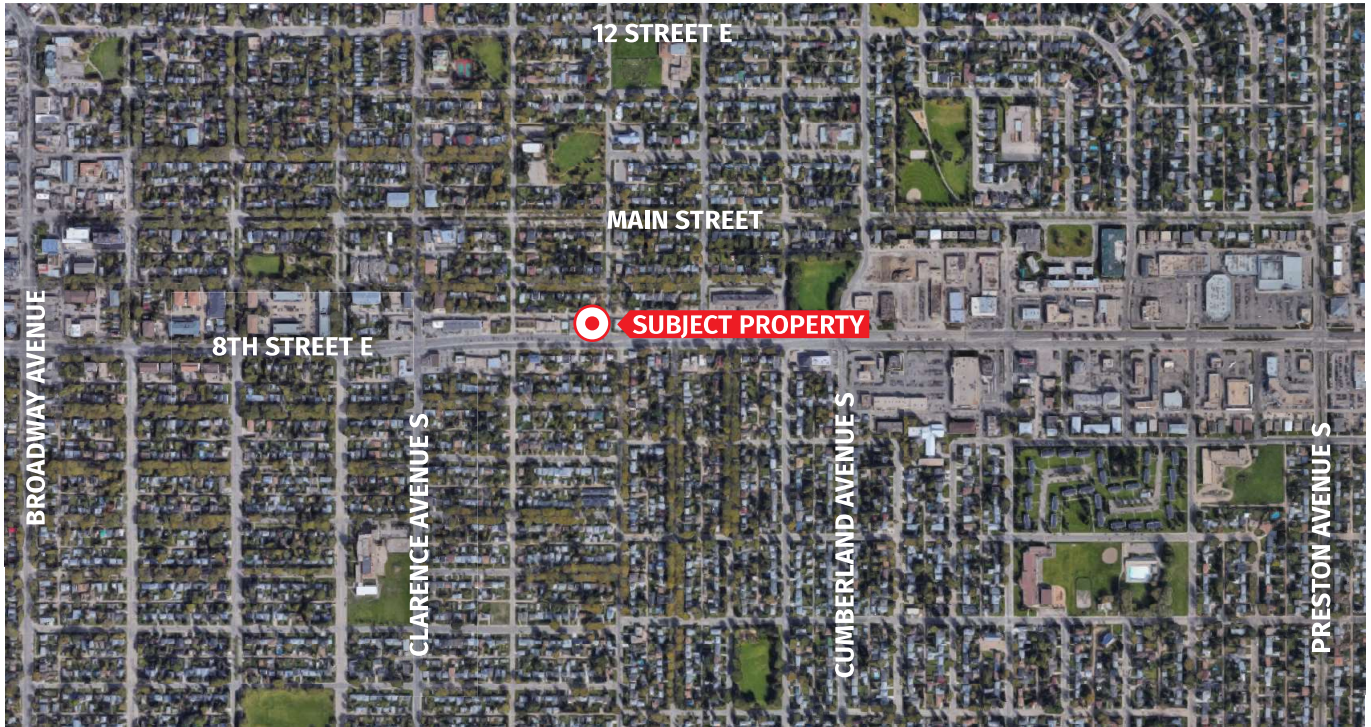
**KYLE GERWING**  
Business Development and Leasing  
306 717 9893  
kgerwing@concordegroup.com

300-1507 Eighth Street East  
Saskatoon SK S7H 0T2  
306 668 3004  
[www.cgproperties.com](http://www.cgproperties.com)

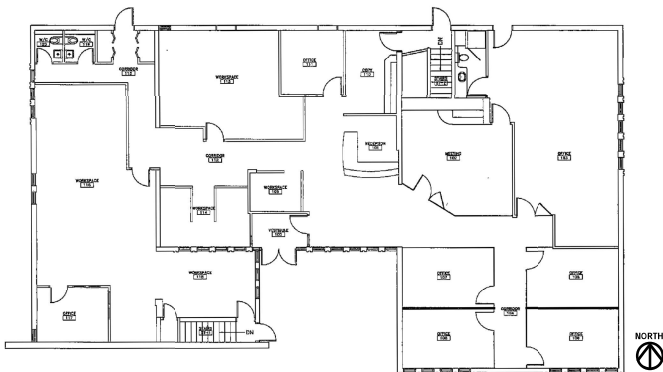
**CONCORDE**  
PROPERTIES



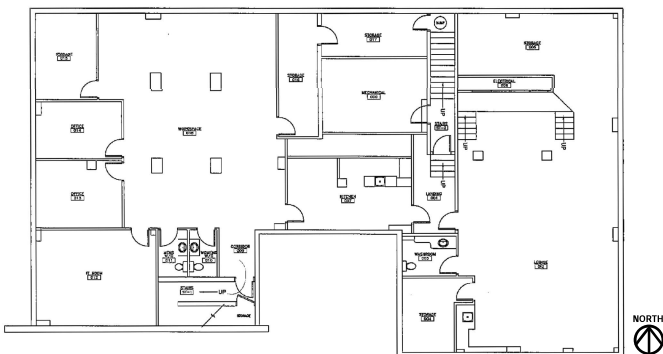
# 1171 8TH STREET EAST



## MAIN FLOOR PLAN 4,926 SF



## LOWER FLOOR PLAN 4,926 SF



 Building     Designated Parking



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