FOR LEASE > OFFICE/RETAIL

CENTRAL AVENUE PLAZA

UNIT 12 705 CENTRAL AVENUE, SASKATOON, SK

Central Avenue Plaza is an established location in Sutherland perfectly situated on the corner of Central Avenue and 108th Street. With direct frontage onto Central Avenue, this space is an ideal location for any professional use tenant. Location provides ease of access to College Drive, Attridge Drive and Circle Drive.

BUILDING PARTICULARS

- Turnkey office space buiilt out to commercial banking standards
- Front surface and rear employee parking
- Prominent location facing directly onto Central Ave/108th street intersection
- Exceptional visibility with great signage opportunity on front of space
- 6 offices, large boardroom, staff room, ample storage rooms and more
- HVAC plan available for $300/month

AREA FOR LEASE

3,240 SF

ZONING

B3

LEASE RATE

$24.50 PSF

OCCUPANCY COSTS

$10.70 PSF (2026 Budget)

POSSESSION

November 1, 2026

KYLE GERWING
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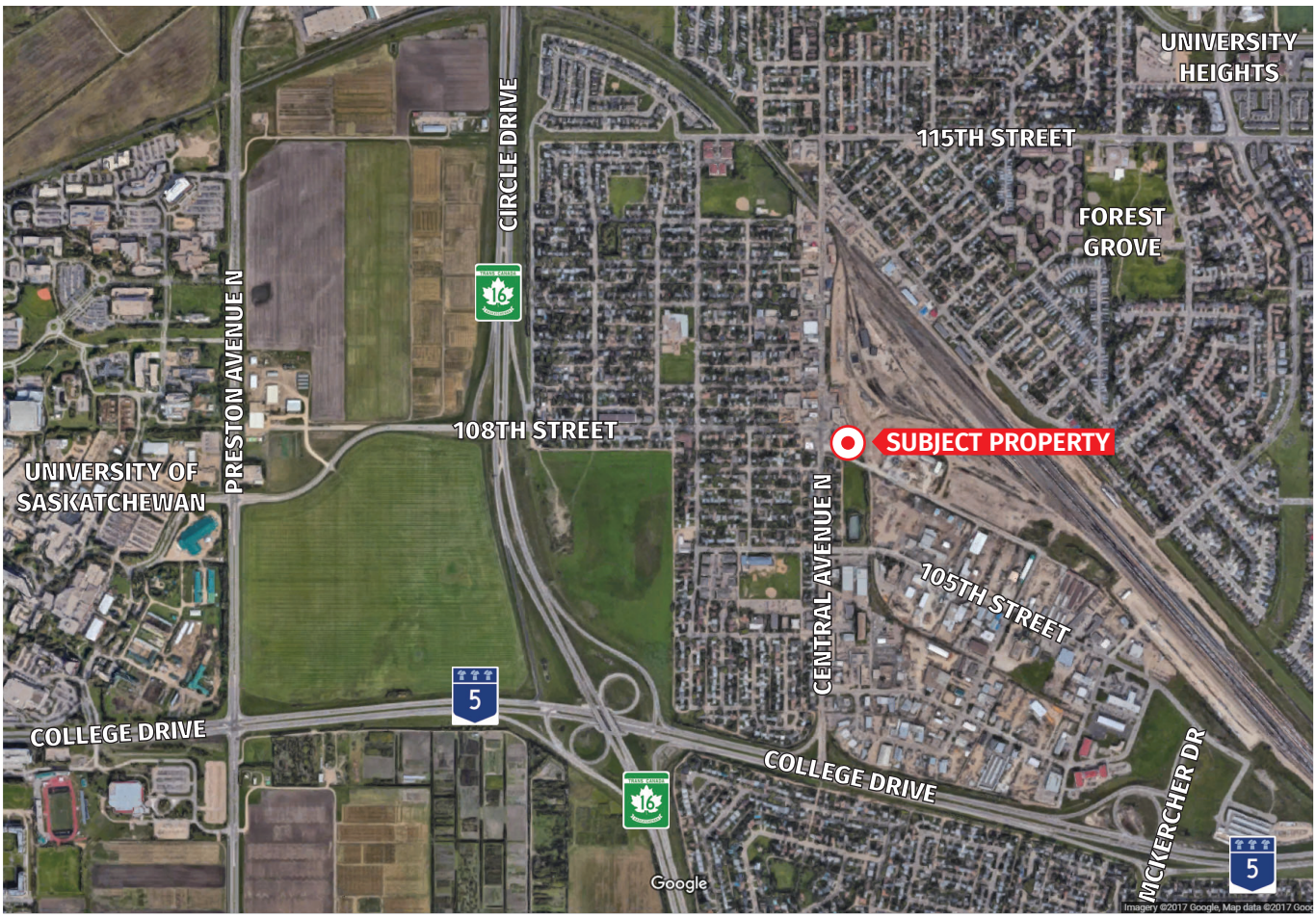
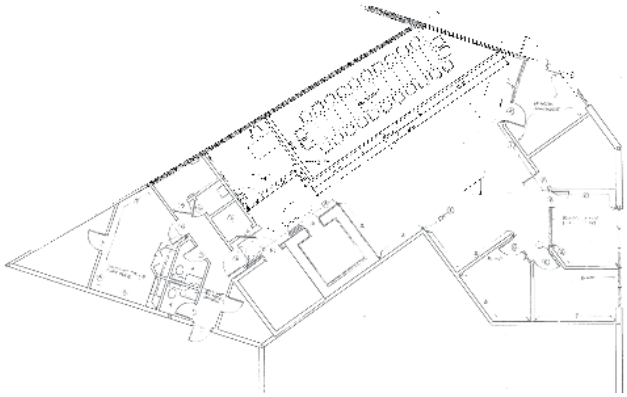
CONCORDE PROPERTIES

UNIT 12 705 CENTRAL AVENUE





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