

\$16,000,000 - 317 4th Avenue S, Saskatoon

MLS® #SK010447

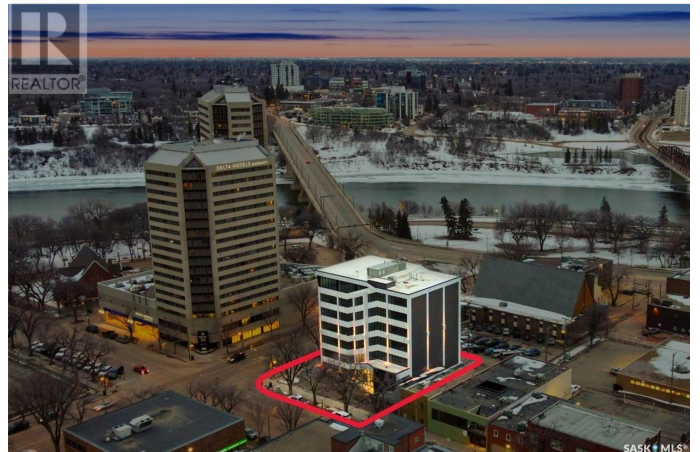
\$16,000,000

0 Bedroom, 0.00 Bathroom, 36,848 sqft

Office on 0.29 Acres

Central Business District, Saskatoon, Saskatchewan

Welcome to this rare and iconic commercial property located at the high-profile corner of 4th Avenue South and 20th Street East in Saskatoon's vibrant Central Business District. With 36,848 SF of space across six levels, this is a premier opportunity to own or lease a landmark building in the heart of the city. Visible from both the Broadway and Victoria Bridges, the building commands attention and offers exceptional signage potential, river views, and unbeatable pedestrian and vehicle exposure. Property Highlights: Zoned B6 "Downtown Commercial Six stories with a gross floor plate of approx. 5,828 SF per floor Shell space ready for custom office, retail, or mixed-use development North & South-facing windows with river views Two elevators servicing all floors, including heated underground parking Secure fob access and motion sensor lighting 14 surface stalls + 12 executive underground parking stalls Fully sprinklered and roughed-in HVAC on every floor Two roughed in accessible washrooms per floor Immediate possession available Flexible Purchase & Lease Options: Floors 1-5: \$450/SF Floor 6: \$500/SF Entire Building: Purchase: \$16,000,000 Lease: \$28-\$32/SF net Estimated occupancy costs: \$11/SF This property is predominantly new construction and offers access to public transit, nearby amenities, and walking distance to Saskatoon's courthouses, riverbank trails, and Broadway Commercial District. Whether you're



a growing business, institution, or investor, 317
4th Avenue South is a cornerstone address
with unmatched presence and potential.
(id:6289)

Built in 2023

Essential Information

Listing #	SK010447
Price	\$16,000,000
Bathrooms	0.00
Square Footage	36,848
Acres	0.29
Year Built	2023
Type	Office
Sub-Type	Freehold

Community Information

Address	317 4th Avenue S
Subdivision	Central Business District
City	Saskatoon
Province	Saskatchewan
Postal Code	S7K5X2

Listing Details

Listing Office Coldwell Banker Signature



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Listing information last updated on October 27th, 2025 at 8:16am PDT