

\$1,250,000 - 2024 St. George Avenue, Saskatoon

MLS® #SK015620

\$1,250,000

0 Bedroom, 0.00 Bathroom, 11,990 sqft
Industrial on 0.28 Acres

Exhibition, Saskatoon, Saskatchewan

The featured property is an Investment Property that is fully leased out long term with a national tenant. The property is located on a corner lot, in a niche™ light industrial area with long-term, well-established businesses in the vicinity. The land is rectangular in shape, 11,990 sq feet, building is 7392 sq feet, concrete block, studded wall construction on a concrete foundation. At the intersections of St. George Avenue and Isabella Street West it provides access to the property from both directions. A single-story, single-user masonry building that has a total gross building area 7,324 square feet. Information on record suggests that the building was constructed in three stages, with an overall effective age of 1971, and that it has 11 to 15™ side wall heights. Highlights include a modern office, front brick with rest of the building cladded, streetlights, sidewalks, a concrete front and side with an attached semi-private fenced compound. Marketing Package are available with a Signed Confidentiality Agreement (id:6289)

Built in 1971

Essential Information

Listings #	SK015620
Price	\$1,250,000
Bathrooms	0.00
Square Footage	11,990



Acres	0.28
Year Built	1971
Type	Industrial
Sub-Type	Freehold

Community Information

Address	2024 St. George Avenue
Subdivision	Exhibition
City	Saskatoon
Province	Saskatchewan
Postal Code	S7M0K5

Amenities

Amenities	Storefront
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Interior

Heating	Radiant heat, Other
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Listing Details

Listing Office	Realty Executives Saskatoon
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Listing information last updated on October 27th, 2025 at 10:31am PDT