

\$1,299,999 - 615 2nd Avenue N, Saskatoon

MLS® #SK019302

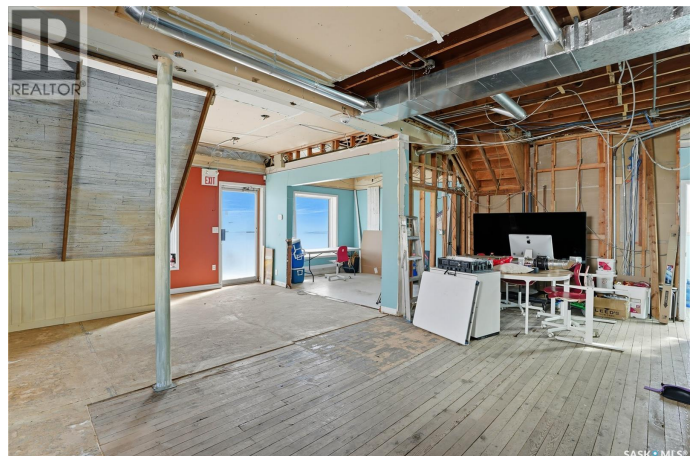
\$1,299,999

0 Bedroom, 0.00 Bathroom, 4,256 sqft

Retail on 0.17 Acres

Central Business District, Saskatoon, Saskatchewan

Welcome to 615 2nd Avenue North in Saskatoon's Central Business District, where retail success, workplace efficiency, or a venture in a profitable investment property awaits! Priced to move, this 4,256 SF building is zoned as an IL1, which allows for retail, office, and other permissible uses. Let your imagination soar as you step foot inside the main floor's ± 816 SF storefront. This space is ready for you and your business to service the 17,000 citizens of Saskatoon who drive along 2nd Avenue every single day! Continue through to the back half of the main floor, where you'll find $\pm 1,170$ SF of newly renovated office space. Everything from the roof to the electrical system, ventilation system, and plumbing was updated in this building in 2023 to make it a more economically efficient building. If that's not enough, head upstairs to the $\pm 1,170$ Studio space equipped with an office and plenty of natural light. As you move to the front half of the second floor, you'll find the perfect ± 816 SF office space with four offices! Lease each floor as a single unit or lease them separately, creating four leasing opportunities in the downtown area. With neighbors like Earls Kitchen + Bar, Sparrow Coffee, Great Western Brewery, NY Pizza Den, Better Brother Brewing Co., Gong Cha and Karaoke, Sweat Co. Hot Yoga, and more, you'll be one of many business owners taking advantage of this up-and-coming area and getting in on the



ground floor as the city awaits the Downtown
Event & Entertainment District. (id:6289)

Built in 1949

Essential Information

Listing #	SK019302
Price	\$1,299,999
Bathrooms	0.00
Square Footage	4,256
Acres	0.17
Year Built	1949
Type	Retail
Sub-Type	Freehold

Community Information

Address	615 2nd Avenue N
Subdivision	Central Business District
City	Saskatoon
Province	Saskatchewan
Postal Code	S7K2C7

Amenities

Amenities	Storefront
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Interior

Heating	Furnace
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Listing Details

Listing Office	Coldwell Banker Signature
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Listing information last updated on October 27th, 2025 at 2:31pm PDT