



Colliers



639 Main Street East, Unit 130, Saskatoon, SK Excl.

# Broadway area retail/office **for lease**

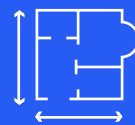
This main floor commercial space features excellent exposure and high pedestrian traffic.

Ideally positioned just off Broadway Avenue, one of Saskatoon's most active cultural, retail and dining corridors, this property is surrounded by popular cafes, boutiques and services. The location benefits from strong year-round pedestrian and vehicle traffic, excellent visibility and a built-in customer base from the 106 residential units above.

The end-cap unit features an efficient layout, abundant natural light and prominent corner exposure. Its versatile design makes it well suited for retail, office or service-oriented users seeking a highly accessible and central location.

Asking:

**\$30**  
PSF



1,753 SF  
shell space



High  
exposure

**Jason Wionzek**

Senior Vice President | Sales Associate

+1 306 227 2408

[jason.wionzek@colliers.com](mailto:jason.wionzek@colliers.com)

# Property Profile

## Broadway Area Retail/Office

Located within walking distance to six (6) transit stops, providing easy access for customers and employees, the neighbourhood has a strong demographic mix of professionals, students and long-term residents.

**Available** Unit 130 1,753 SF

**Commercial Building Area** 6,205 SF

**Site Area** 0.46 AC

**Zoning** B5B (Broadway Commercial District)

**Parcels** 120158535, 120158041, 120158052, 120158063

**Possession** Immediate

**Occupancy Costs** \$7.22/SF (est.)

**Net Lease Rate** \$30.00/SF



## Property features

- Contemporary building design attracting both local and destination traffic
- Direct access from Main Street
- Efficient rectangular floor-plate allowing flexible tenant build-outs
- Suitable for retail, office or service uses
- Tax abatement reducing occupancy costs by  $\pm$  \$5.00/SF until year-end 2028
- Mixed-use development with 106 residential units
- Neighbouring main-floor commercial units are fully leased
- Parking available at market rates; two (2) designated 24-hour visitor/customer parking stalls





Colliers

639 Main Street East, Saskatoon, SK Excl.

**Jason Wionzek**

Senior Vice President | Sales Associate

+1 306 227 2408

[jason.wionzek@colliers.com](mailto:jason.wionzek@colliers.com)

[collierscanada.com/p-can2019962](https://collierscanada.com/p-can2019962)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers McClocklin Real Estate Corp.

Accelerating success.