Leasing Opportunities

September 16, 2026

Saskatoon, Saskatchewan, Canada

MID-WEST DEVELOPMENT

Saskatoon's Best Commercial Landlord

T 306.933.4838 ♦ midwestdevelopment.ca

BUILD TO SUIT-NEW CONSTRUCTION

102 2nd Avenue North

Located in downtown Saskatoon at the busy intersection of 2nd Avenue and 22nd Street, this corner lot can be built to suit a tenant's needs. This rendering is based on a design with +/- 22,000 sf over 3 floors. Main floor retail with the 2nd & 3rd floors being office space. Underground parking available. Once finished, this property will become the envy of the neighbourhood.

Open listing!

Contact: **Ken Achs 306.222.2555 / Trevor Jacek 306.933.4838**
midwest@mwdc.ca / trevor.jacek@mwdc.ca

RETAIL

157 2nd Avenue South, Bay 1

Modern retail space on the main floor of the King George, located on the corner of 2nd Avenue N. and 23rd Street E. Featuring large merchandising windows which allow for plenty of natural light.

Approx. Square Footage: **664**
Net Rent (psf): **$28.00**
Occupancy Costs (psf): **$15.25***

Available Immediately

Listing Agent: **Melissa Newton (The Commercial Group) 306.281.5239**
melissa@thecommercialgroup.ca

OFFICE

173 2nd Avenue South, Bay 200

A third floor walk-up located in an historic building in the heart of Saskatoon's downtown core. With 2 private offices, a large open area, reception, washroom and kitchenette this space has great exposure for both office and retail use.

Approx. Square Footage: **2,257**
Net Rent (psf): **$12.00**
Occupancy Costs (psf): **$10.16***

Available Immediately

Listing Agents:
Stacy Dybvig (ICR) 306.241.7744 stacy.dybvig@icrcommercial.com
Marla Sluzalo (ICR) 306.717.6862 marla.sluzalo@icrcommercial.com

---

RETAIL

183 2nd Avenue South, Bay 2

A street-level space in the historic Pinder Building, this unit has optimum exposure on one of Saskatoon's main streets in the downtown area.

Approx. Square Footage: **1,152**
(plus 431 sf of basement storage at no charge)
Net Rent (psf): **$35.00**
Occupancy Costs (psf): **$14.65***

Available October 1, 2026

Listing Agents:
Stacy Dybvig (ICR) 306.241.7744 stacy.dybvig@icrcommercial.com
Marla Sluzalo (ICR) 306.717.6862 marla.sluzalo@icrcommercial.com

* includes water ♦ ** includes water and gas ♦ *** includes water, gas and electricity

O F F I C E / R E T A I L
502 Idylwyld Drive North

Located on Idylwyld Drive N, minutes away from downtown Saskatoon, this property is a major head turner! The building is now condominiumized with a Doctor's office, a Pharmacy as well as a Media Production company.

Approx. Square Footage: **2,700**
Condo Sale Price: **$649,000** / Net Rent (psf): **$18.00**
Occupancy Costs (psf): **$9.44***

Available Immediately

Contact: **Ken Achs 306.222.2555 / Trevor Jacek 306.933.4838**
midwest@mwdc.ca / trevor.jacek@mwdc.ca

R E T A I L
644 Broadway Avenue

Located in the heart of Saskatoon's iconic Broadway district, this property offers an open retail space, washroom, office and basement storage.

Approx. Square Footage: **2,325**
(plus basement storage at no charge)
Net Rent (psf): **$24.95**
Occupancy Costs (psf): **$13.90***

Available Immediately

Listing Agents:
Stacy Dybvig (ICR) 306.241.7744 stacy.dybvig@icrcommercial.com
Marla Sluzalo (ICR) 306.717.6862 marla.sluzalo@icrcommercial.com

O F F I C E
817 45th Street West

This three story office is located near the airport. This building is undergoing extensive upgrades. There are 93 paved parking stalls along with a secondary warehouse (leased) with fenced compound.

Approx. Square Footage: **8,333 to 25,000**
Sale Price (grey shell): **$7,470,000.00** (includes income-producing 6,675 sf warehouse)
Net Rent (psf): **$18.00** (grey shell)
Occupancy Costs (psf): **$7.20**

Available Immediately

Listing Agents:
Stacy Dybvig (ICR) 306.241.7744 stacy.dybvig@icrcommercial.com
Marla Sluzalo (ICR) 306.717.6862 marla.sluzalo@icrcommercial.com

F L E X S P A C E
1622 Ontario Avenue, Bay 3

Located on the corner of Ontario Avenue and 38th Street East this bay is an updated, bright office/warehouse combination complete with a 7' grade level door, onsite parking and underground sprinklers.

Approx. Square Footage: **2,280**
Net Rent:(psf): **$11.95**
Occupancy Costs (psf): **$6.75***

Available Immediately

Listing Agent **Marla Sluzalo (ICR) 306.717.6862**
marla.sluzalo@icrcommercial.com

* includes water ♦ ** includes water and gas ♦ *** includes water, gas and electricity

W A R E H O U S E
1622 Ontario Avenue, Bay 11

Located on the corner of Ontario Avenue and 38th Street this bay offers a small office/reception area with an open warehouse and a 10' x 10' overhead door.

Approx. Square Footage: **1,200**
Net Rent:(psf): **$14.95**
Occupancy Costs (psf): **$6.75***

Available Immediately

Listing Agent **Marla Sluzalo (ICR) 306.717.6862**
marla.sluzalo@icrcommercial.com

* includes water ♦ ** includes water and gas ♦ *** includes water, gas and electricity