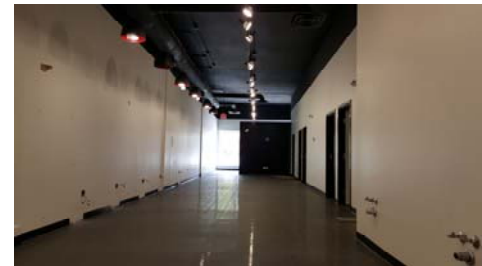


## FOR LEASE

**enzogroup**  
REALTY CORP.



### GENERAL

#### ADDRESS

144 2<sup>ND</sup> Ave N, Saskatoon

#### SPACE AREA

2,500 sf  
(+ 1,000 sf approx of basement storage)

#### PARKING

4 Parking stalls included at back

#### ZONING

B6

#### BUILDING AREA

2,500 SF

#### PROPERTY TAX

\$7,020.66 (2014)

#### NET RENT

\$20.00 psf

#### OCCUPANCY COSTS

\$4.85 psf (estimated)

### SPACE AMENITIES & DETAILS

*This attractive downtown storefront retail space is wide open with some existing room partitioning. Previous use was a professional salon & spa. A personal visit is required to fully appreciate the extent of the space improvements and existing features.*

- High open ceiling
- Large front display windows
- 2 washrooms (one is wheelchair accessible)
- Large water heater
- Large 2 persons tiled shower with private room at the back
- Janitor sink
- HVAC system
- Ceramic tiled floor throughout
- Existing private rooms for potential future use or partitions can be removed for additional open space area
- Large front of building signage
- Parking area at the back of the building
- Access to basement storage area

Call Gaby AKI for viewing!

enzogroup realty corp.  
6 – 129 2<sup>nd</sup> Avenue N  
Saskatoon, SK S7K 2A9



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info@enzogroup.com  
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*This is a unique opportunity to lease a prime storefront retail space in downtown Saskatoon with excellent street visibility, high traffic and onsite parking.*

SUBJECT PROPERTY

