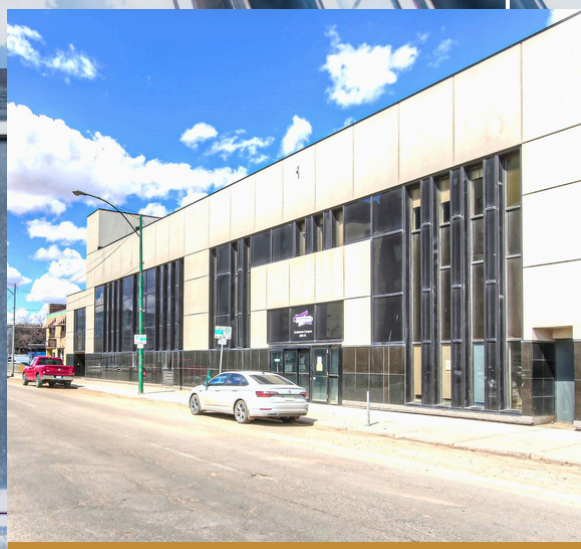
INVESTPLUS MANAGEMENT



FOR SALE

225 & 230 20th Street East, Saskatoon, SK Excl.

Downtown Office & Education Facility For Sale

Two-story Central Business District property featuring 14 classrooms, 36 offices/meeting rooms and 24 underground parking stalls.

Asking Price:

6.9 M

INVESTPLUS REIT

This professionally built-out property offers an exceptional opportunity for investors seeking high-function space in a high-traffic, highly connected downtown location. Located just steps from Midtown Mall, with the riverfront and major public transit routes nearby, this site offers unbeatable convenience for employees, students, and clients alike. Ideal for education, healthcare, or corporate headquarters.

INVESTPLUS MANAGEMENT

Property Profile

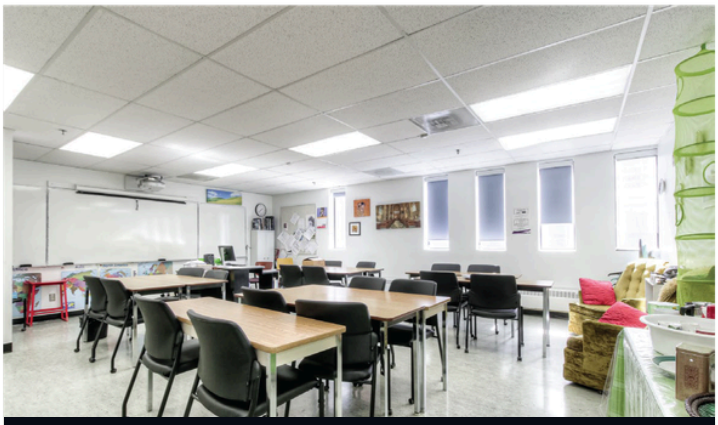
Downtown Office & Education Facility

One half of the second floor is designated to administrative offices and meeting rooms.

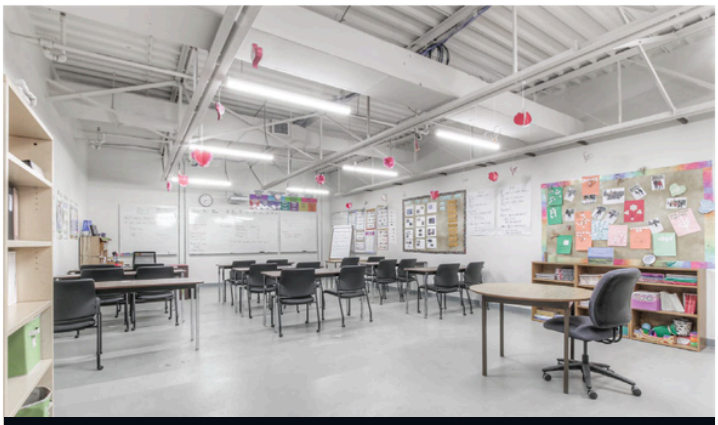
Available	± 6,453 SF to ± 27,962 SF
Building Area	± 27,962 SF
Site Area	± 0.36 AC
Zoning	B6 (Downtown Commercial District)
Parcels	120288753, 120288764
Possession	Negotiable
Property Tax	$111,404.01 (2024)



Office Waiting Room



Classroom on the South Side



Second Floor Classroom

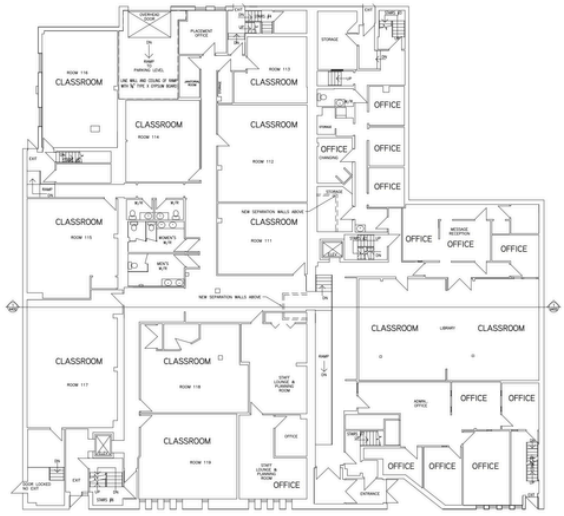
± 14,000 SF Floor Plate

Educational Facility

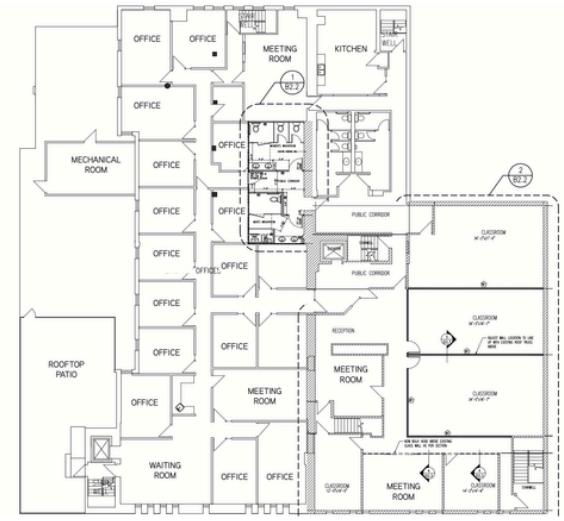
14 Classrooms

24 Underground Parking Stalls

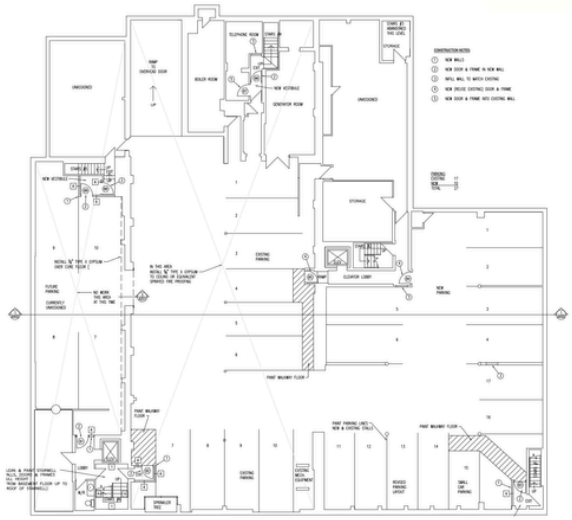
Floor Plans



± 14,311 SF Main Floor



± 13,651 SF Second Floor



Lower Level

Features

MAIN FLOOR:

- Eleven (11) Classrooms
- Fifteen (15) offices
- Staff Room
- Four (4) Washrooms
- Two (2) Elevators
- Three (3) Storage Rooms

SECOND FLOOR:

- Three (3) Classrooms
- Four (4) Meeting Rooms
- Seventeen (17) Offices
- Kitchen
- Waiting Room
- Rooftop Patio

LOWER LEVEL:

- Twenty-four (24) parking stalls
- Four (4) storage areas

- Excellent access to public transit

ONE BLOCK FROM:

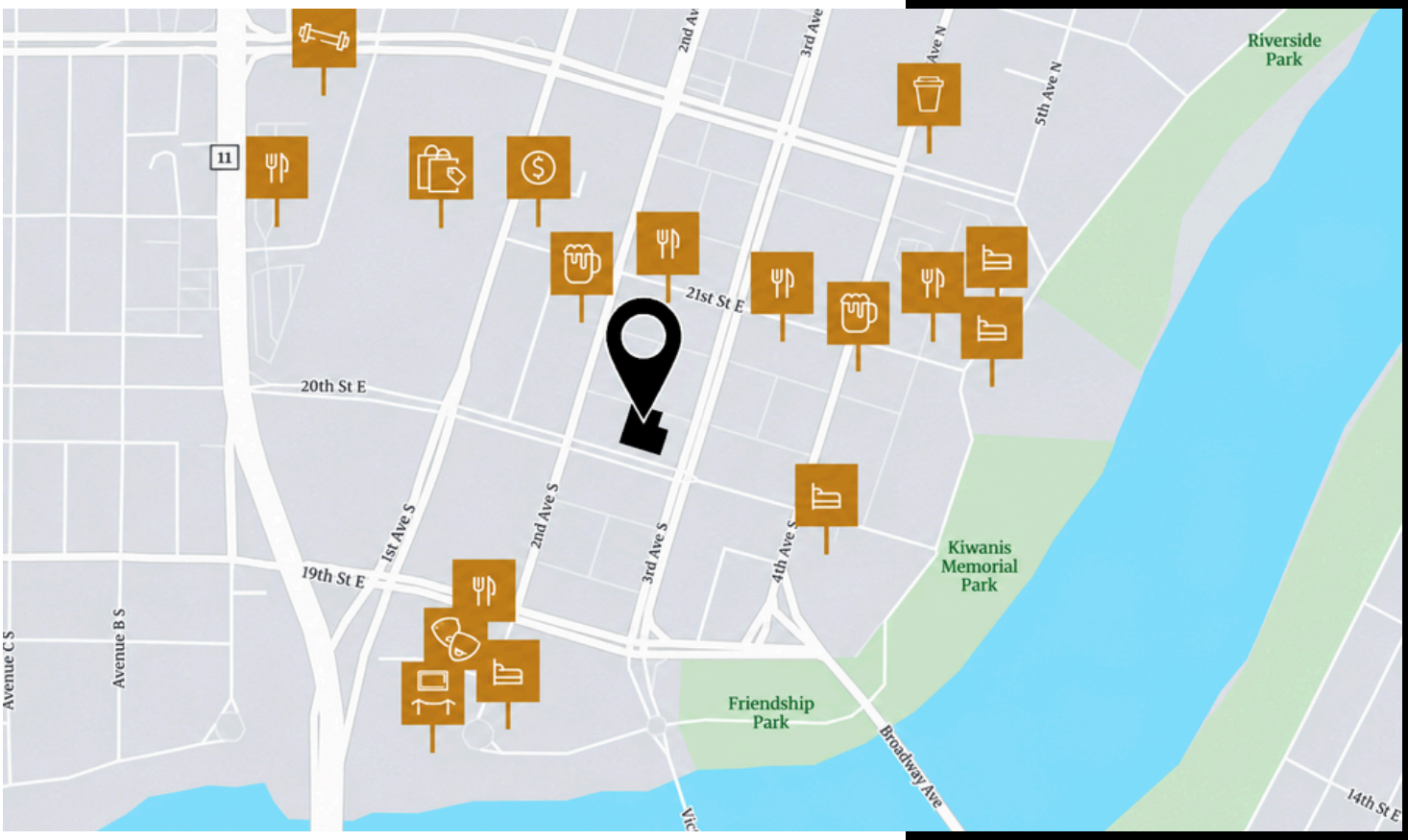
- Delta Hotels Saskatoon
- Downtown
- River Landing Towers
- Midtown Mall
- Scotiabank VIP Theatre
- Riverbank Friendship Park

27,962

SQUARE FOOT BUILDING

INVESTPLUS REIT

Easy Access to Amenities



For potential education or daycare tenants, the rooftop allows space to build-out a play area of 2,500 SF.







Jennifer Clark
Portfolio Leasing and Property Manager

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jclark@investplusproperties.com

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