



1627B 29th Street West, Saskatoon Excl.

Mount Royal Mall unit for lease

Great opportunity in an attractive, recently updated neighbourhood retail mall on 29th Street West.

The unit is well suited for an accounting firm, a law firm or other professional office/retail users. The site features ample customer parking and boasts a strong mix of retail and professional service providers.

Accelerating success.

Asking:

\$13
PSF



Close to
amenities



On-site
parking

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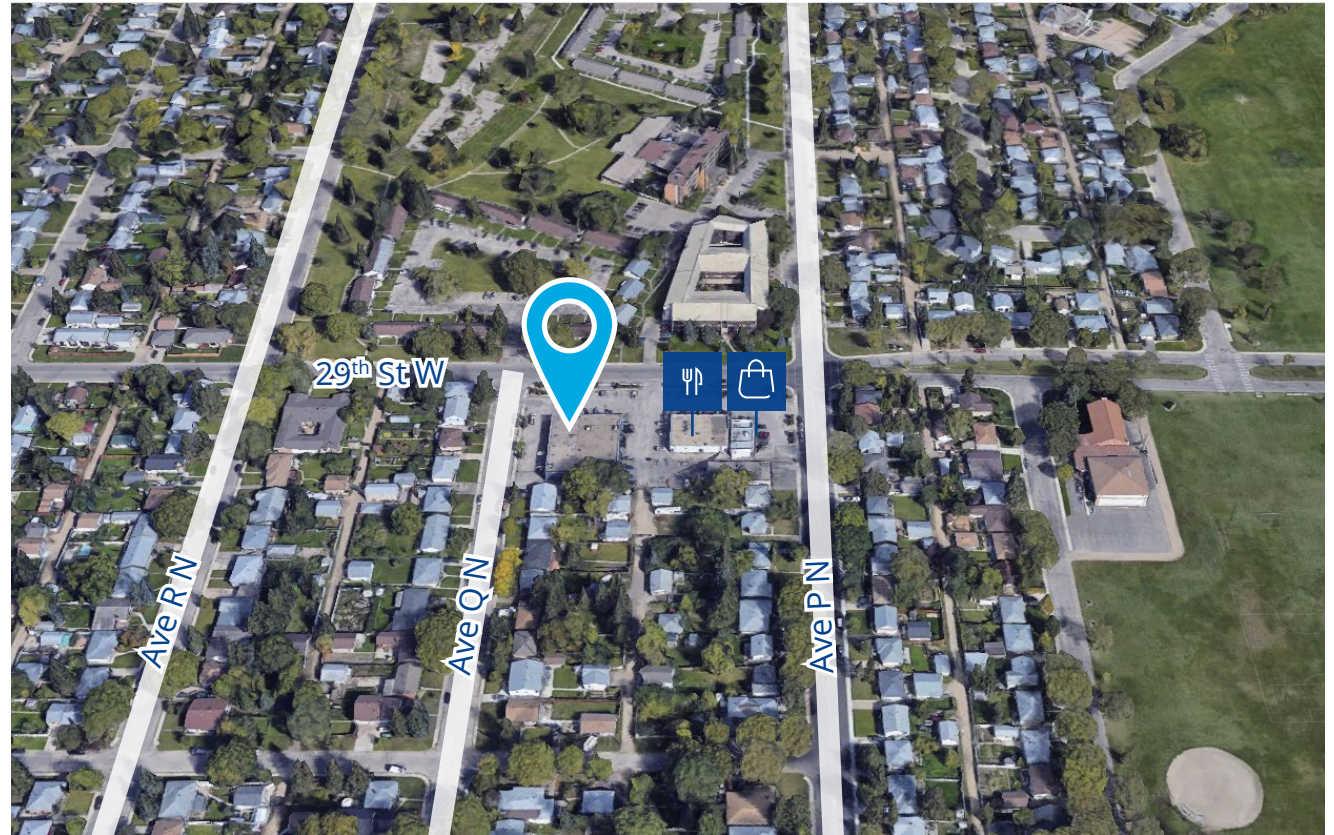


Property features

Neighbourhood strip-mall anchored by professional services.

Mount Royal Mall consists of three buildings anchored by a strong mix of retail and professional service providers including dental, chiropractic and physiotherapy clinics. This mall conveniently services three West Saskatoon neighbourhoods. The site is situated at the intersection of 29th Street and Avenue P, a busy main route which links the area to 22nd Street, Saskatoon's main westbound commercial highway artery.

- Attractive property
- Great location for neighbourhood services
- Space includes reception, two (2) large offices, staff room, storage room and washroom
- Pylon signage available



Neighbouring Tenants:

- Armstrong Physiotherapy Clinic
- Pak Donair
- Mount Royal Restaurant
- Mount Royal Dental
- Snipz Hair Design & Spa
- Q-Tech Wireless & Repair
- 1 Stop Convenience Store
- Scotties Coin Laundry

Property overview

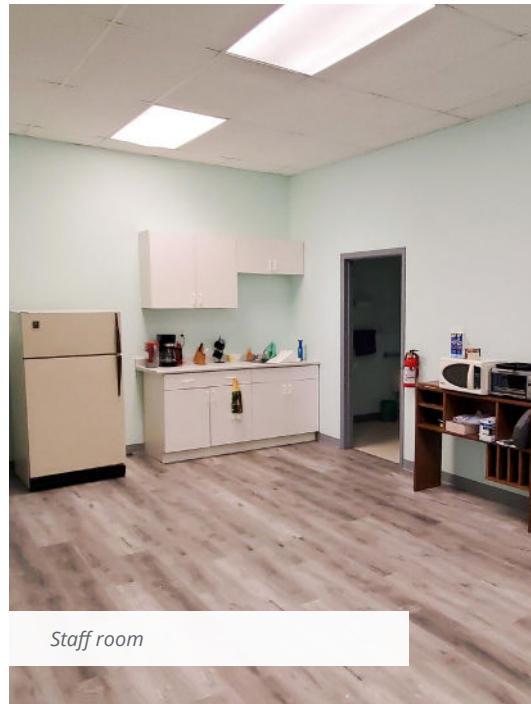
Available	1,158 SF
Building	21,033 SF
Site Area	1.35 AC
Zoning	B2 (Commercial)

Parcels	120030792, 120030365, 120030375, 120030387, 130030398, 120042997, 120043000, 120043011, 120043022, 120043044, 140043268
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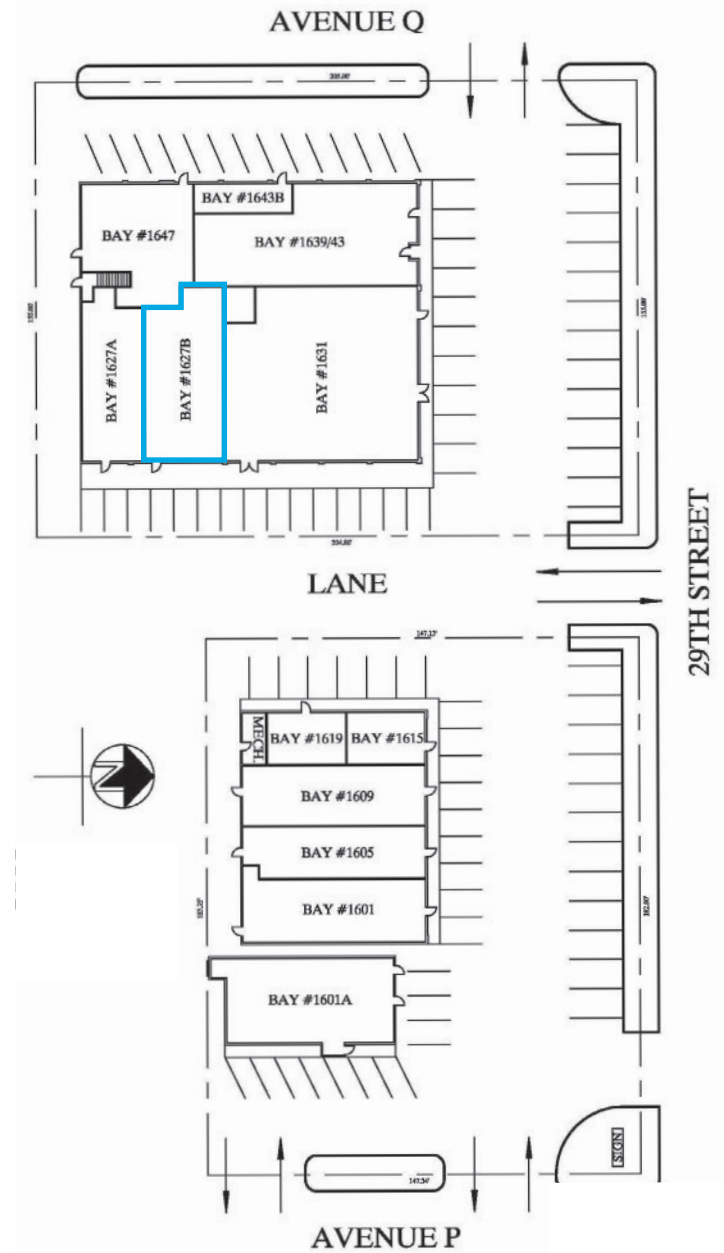
Possession	Immediate
Occupancy Costs	\$8.95/SF (est.)
Net Lease Rate	\$13.00/SF



Common area with access to two offices



Staff room





[View Online Listing](#)

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