FOR LEASE



249 EVERGREEN SQUARE, SASKATOON SK
EVERGREEN VILLAGE WEST

PRIME QSR OPPORTUNITY

Position your business for success in this fully built-out former food service unit located in the vibrant Evergreen Square commercial hub. This high-visibility space offers an exceptional opportunity for restaurateurs, café operators, or specialty food concepts looking to hit the ground running. The unit features an existing commercial layout designed for efficient kitchen operations and customer flow, significantly reducing startup time and capital costs. With established infrastructure in place, this space is ideal for a wide range of food and beverage uses. Evergreen Square is a growing, high-traffic retail destination surrounded by a strong residential base, schools, and complementary businesses, providing steady daytime and evening customer demand.

HIGHLIGHTS:

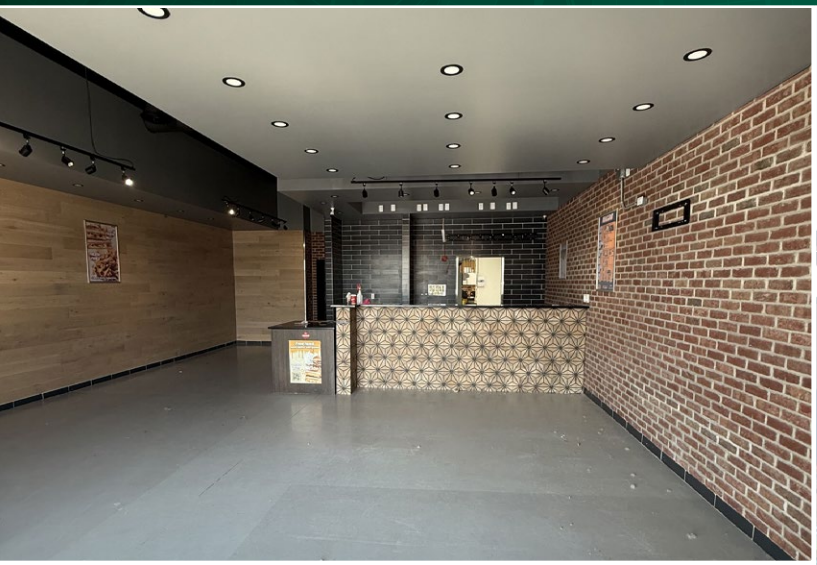
- Former food service buildout
- Excellent exposure within a busy retail node
- Strong surrounding demographics in a rapidly growing neighbourhood
- Ideal for restaurant, café, takeout, or specialty food use
- Ample on-site parking and convenient access

(NOTE: kitchen equipment scheduled to be removed due to financial liens)

Take advantage of this rare opportunity to secure a ready-to-go food service location in one of Saskatoon's most desirable communities.

249 EVERGREEN SQUARE

COMMERCIAL REAL ESTATE











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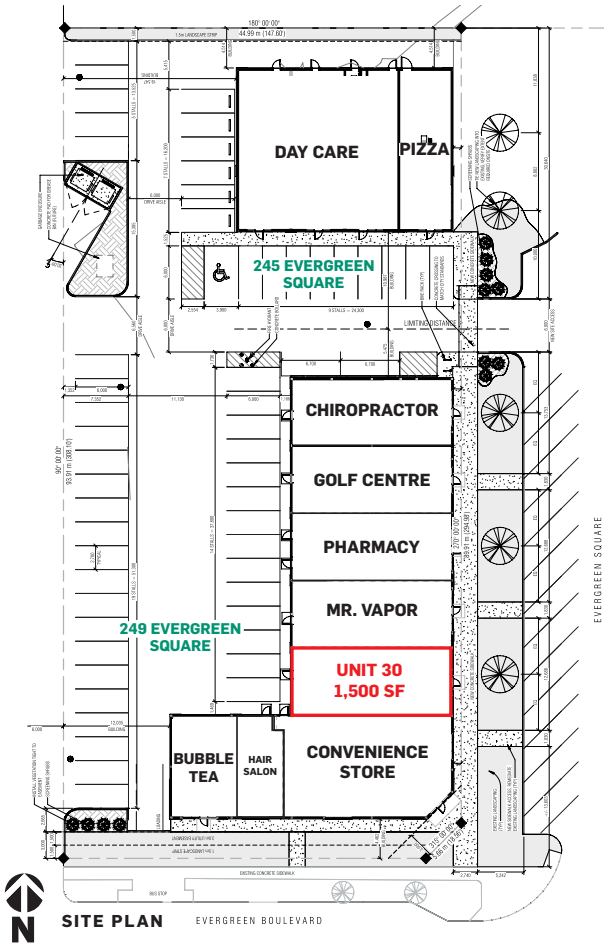


PROPERTY PROFILE

AVAILABLE FOR LEASE
Unit 30: 1,500 SF

LEASE RATE
~~$34.00 PSF~~ **REDUCED:** $32.00 PSF

OCCUPANCY COSTS
$17.50 PSF (2026 estimate)

UNIT DETAILS
- POS retail counter
- Kitchen and prep area

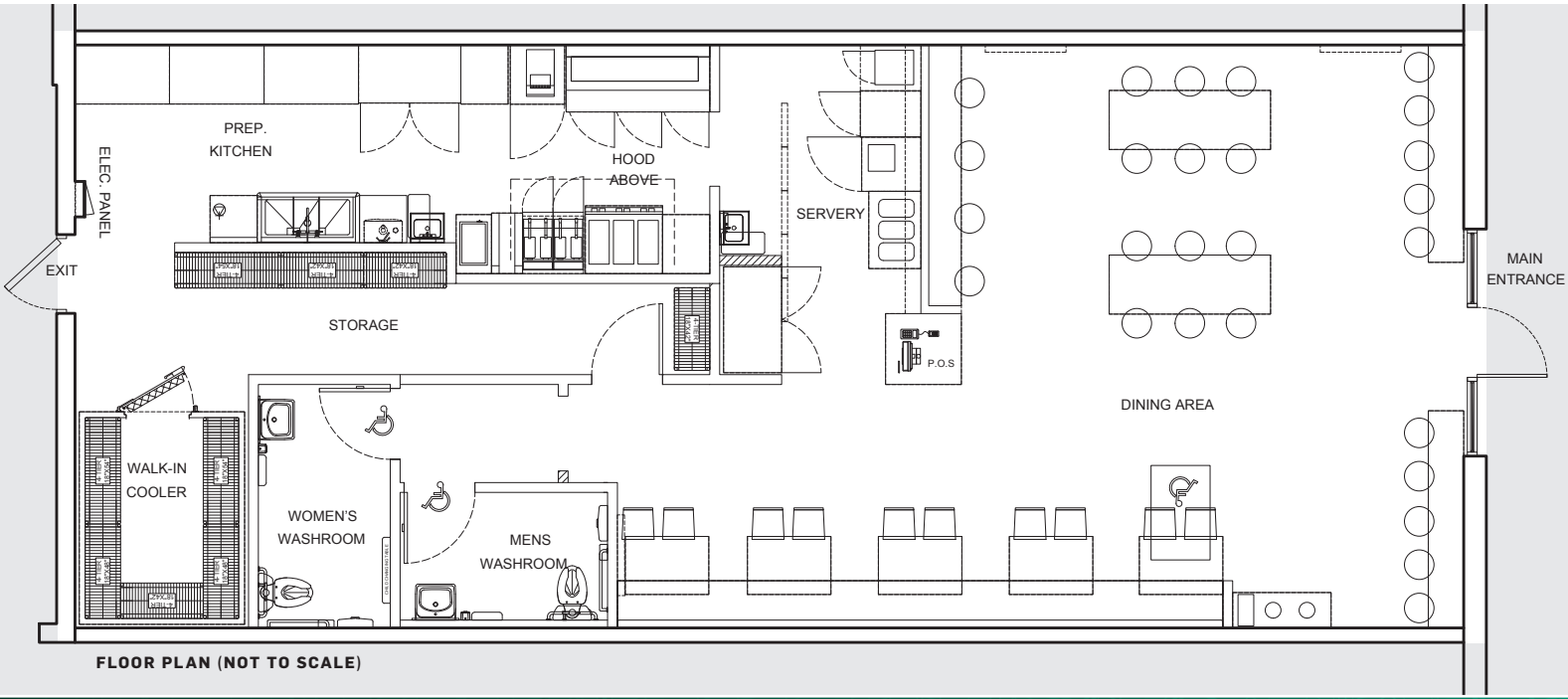
LAND DETAILS
- Located on the corner of Evergreen Boulevard
- Fully landscaped
- Ample on-site paved parking

BUILDING SIZE
16,364.36 SF

ZONING
B1B

LEGAL DESCRIPTION
Surface Parcel 166025932

POSSESSION
Immediate



FLOOR PLAN (NOT TO SCALE)

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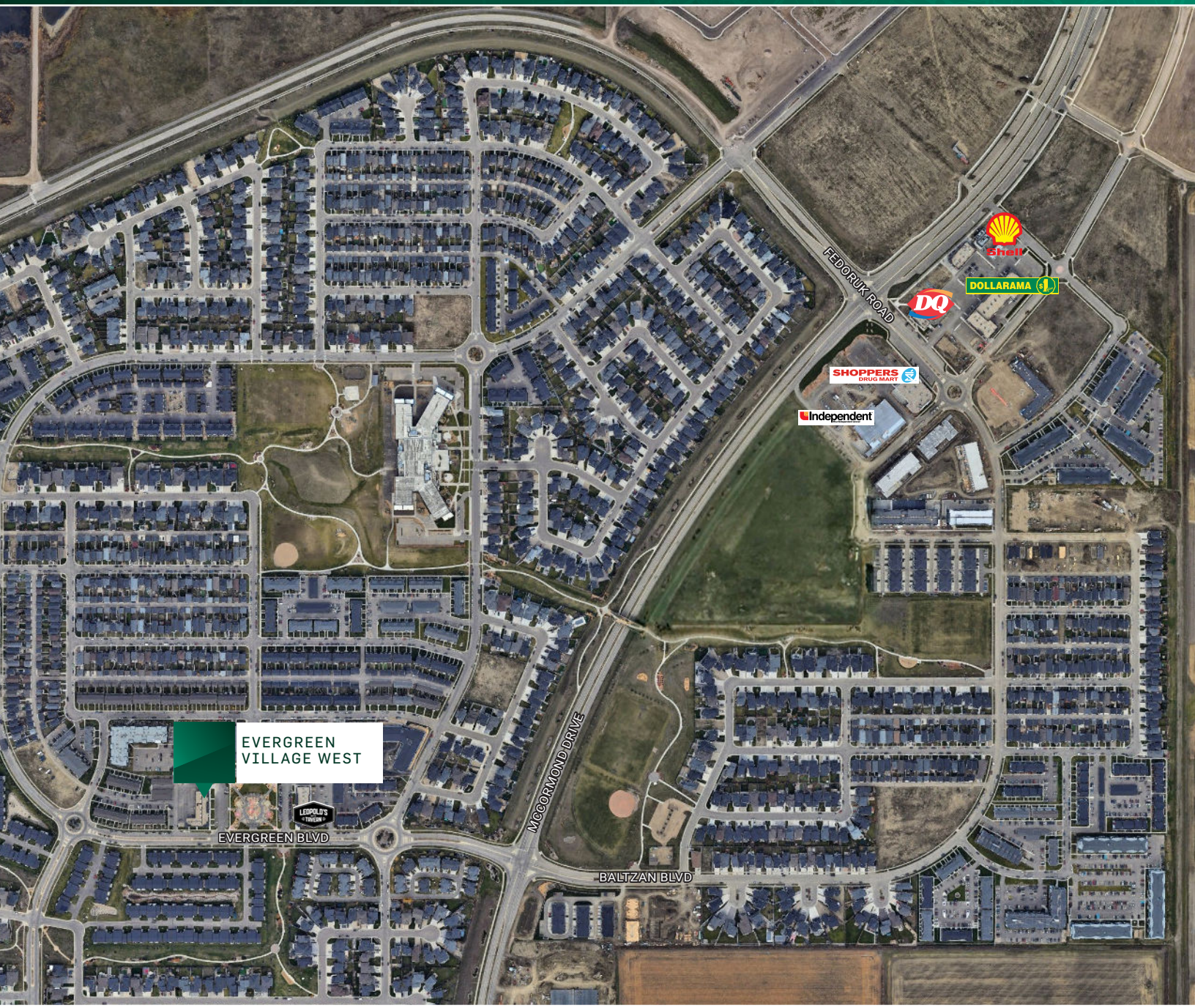

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