



REDDEE  
PROPERTIES INC.



AVAILABLE NOW  
MARCH 2026

## 122, 21st Street East, Saskatoon, SK



### 2,373 SF Retail

- 20' ceiling heights
- 40' of window frontage
- 500 sf Mezzanine
- Full-time building operator
- Highest pedestrian count in the city
- Modern design with heritage appeal
- Move in ready for retail user

Occupancy Costs \$10.20 PSF (est)  
**\$30.00 / SF Net Lease Rate**

## 150, 1st Ave South, Saskatoon, SK



### 3,000 SF Office/Retail

- Ready to use retail or office space
- Full glass frontage for maximum exposure
- Prime location for foot traffic and parking
- Full-time building operator
- Open floor plan, option to customize
- Great location opposite Midtown Plaza

Occupancy Costs \$7.00 PSF (est)  
**\$25.00 / SF Net Lease Rate**

## 154, 1st Ave South, Saskatoon, SK



### 3rd Floor - 7,472 SF Office

- Secure office space with elevator access
- Many offices, windowed with lots of natural light
- Kitchen
- 18 Private offices
- 3 meeting rooms
- Great location opposite Midtown Plaza

Occupancy Costs \$16.85 PSF (est)  
**LEASE RATE STARTING AT \$5.00 PSF**

## 13 Capital Circle, Corman Park, SK



### 20,000 SF Warehouse/Office/Shop on 5 Acres

- 24' Ceiling Height
- Ten (10) 14'x16' Grade Doors
- Additional 15,000 sf of covered tent storage
- Paved front parking
- 2 - 5 ton cranes
- Fenced perimeter
- 2,500 sf main floor office, 5,000 sf 2nd floor office & storage

Occupancy Costs \$3.00 PSF (est)  
**\$15.00 / SF plus \$63,000 for extra land**

# FOR LEASE - BRITISH COLUMBIA

201-2900 East Boundary Rd, West Kelowna, BC



## **3,500 SF Showroom/Warehouse**

- Nearly new building – only 1.5 years old and in excellent condition
- Flexible Layout – currently configured with a retail flooring showroom on one side and warehouse on the other
- Excellent access from Highway 97 via two nearby controlled intersections

**Occupancy Costs \$4.75 PSF (est)  
\$17.00 / SF Net Lease Rate**

# LAND BANK - BUILD TO SUIT LOCATIONS

2421 Millar Ave, Saskatoon, SK



## **3.74 Acres Build to Suit Location**

- Well-positioned site in Saskatoon's North Industrial Market
- Convenient proximity to Circle Drive and major transportation links
- Flexible build-to-suit options tailored to tenant needs

**CALL FOR PRICING**

225 Marquis Drive, Saskatoon, SK



## **3.05 Acres Build to Suit Location**

- Direct access to Marquis Drive and major transportation routes
- High-visibility site with strong traffic exposure
- Customizable design to meet specific operational needs
- Excellent visibility for brand presence and tenant signage

**CALL FOR PRICING**

Corman Park Development, SK



## **465 Acres Build to Suit Location**

- Exceptional opportunity for large-scale industrial or commercial development
- Ability to accommodate large-format facilities, heavy industrial users, or multi-building layouts
- Flexible build-to-suit options to support a wide range of tenant or developer requirements

**CALL FOR PRICING**

# RECENT TRANSACTIONS

107, 701 Cynthia Street, Saskatoon, SK  
1,000 SF Office/Retail



838 56th Street East, Saskatoon, SK  
24,295 SF Warehouse and Office



2412 Faithfull Ave, Saskatoon, SK  
4,000 SF Building



205 Marquis Dr, Saskatoon, SK  
15,015 SF Building



1764 Kelly Douglas Rd, Kamloops, BC  
1,730 SF Office/Showroom/Secure Yard Storage



1776 Kelly Douglas Rd, Kamloops, BC  
11,745 SF Warehouse



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