



Colliers

Units 119 & 121

412 Willowgrove Square, Saskatoon, SK MLS®

Willowgrove condo for sale

Commercial condo in Gateway Plaza ideal for retail or office use.

Units 119 and 121 feature built-out open concept space consisting of two (2) offices, two (2) washrooms with showers, plenty of open work space and an abundance of natural light. This condo has two (2) exterior doors and can be easily demised into two (2) separate tenant spaces.

- Attractive built-out washrooms and open concept space
- Accommodating for a variety of office and retail uses
- Two (2) designated parking spaces, additional two (2) parking spaces available to be negotiated
- Abundance of angled street parking available for customers
- Located across the street from Willowgrove School and Holy Family Catholic School
- Main level concrete frame construction

Asking Price:

\$499 k

Mitch Fuchs

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Mike Walch

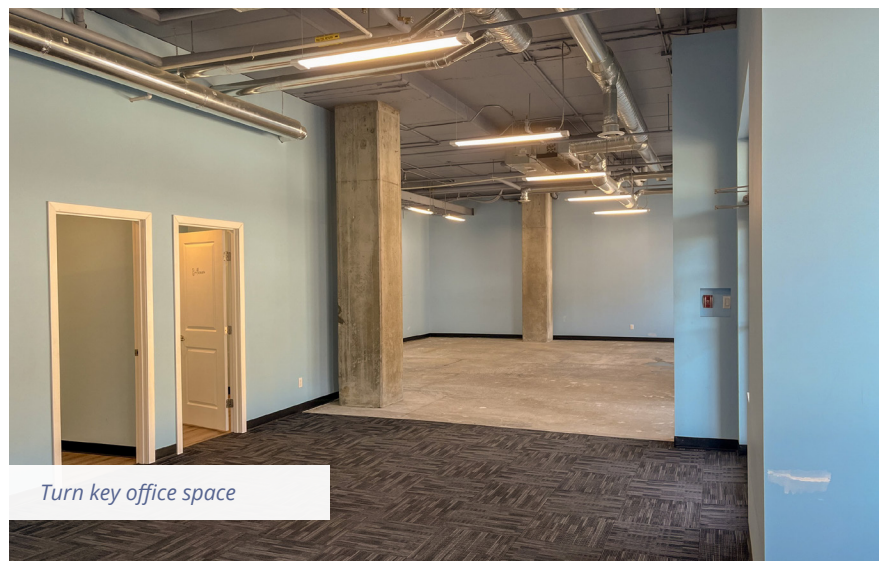
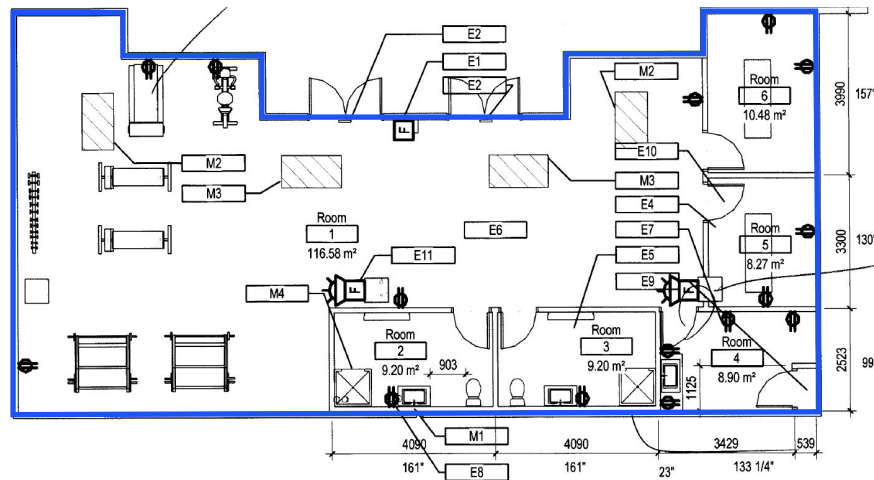
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Property Profile

Commercial Condo

Gateway Plaza is a three-storey development consisting of 48 residential condominiums and 24,549 SF of main floor commercial space.

Available	Units 119 & 121 1,888 SF
Commercial Area	24,549 SF
Site Area	1.48 AC
Zoning	B1B (Neighbourhood Commercial)
Parcel	203021165
Possession	Immediate
Condo Fees	\$5.69/SF (2025)
Property Tax	\$6,162.00 (2025)
Asking Price	\$499,000.00



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