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412 Avenue B North, Saskatoon, SK MLS®

36-unit multifamily investment property for sale

Featuring an excellent suite mix of twenty-six (26) two-bedroom and ten (10) one-bedroom units.

This well-maintained property in Caswell Hill is located near schools, shopping and public transit. Key upgrades include new boiler installed in 2018, and as tenancies turnover, units are routinely updated with new flooring, paint and appliances to maintain a modern and attractive standard throughout.

Asking:

\$4.75 m



Investment
opportunity



Good
suite mix

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Property Profile

36-Unit Multifamily Investment

The existing mortgage must be assumed by the purchaser. The mortgage balance as of December 1, 2025 is \$3,889,638.58 at a fixed rate of 4.86% to September 1, 2032 with principle interest and interest payments of \$20,046 per month.

Building Area	23,310 SF
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Site Area	0.64 AC
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Zoning	RM3 (Medium Density Multiple-Unit Dwelling)
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Parcels	120029846, 120029835, 120029824, 120029813, 120029802, 120029790, 120029789, 120029891
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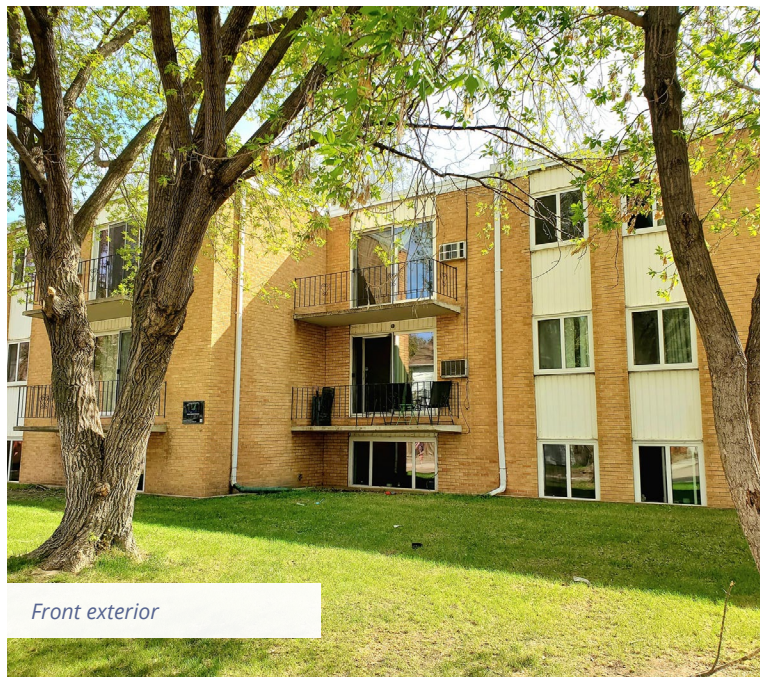
Possession	Negotiable
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Property Tax	\$34,245.61 (2025)
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Asking Price	\$4,750,000.00
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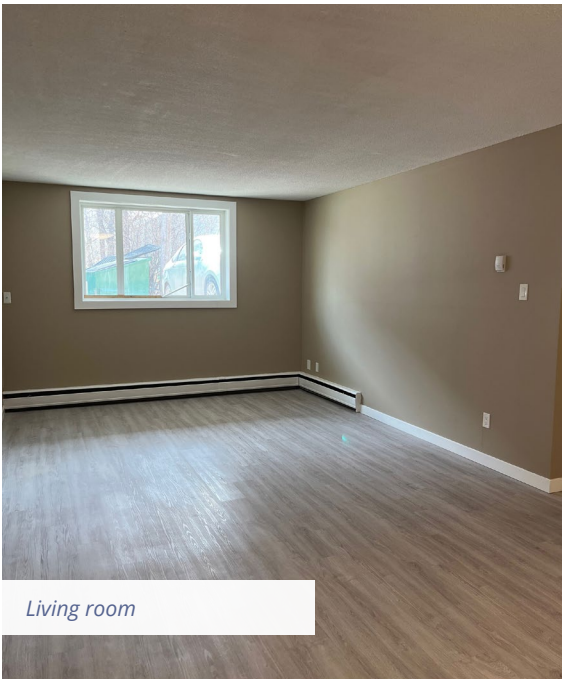
Main entrance



Front exterior

Property features

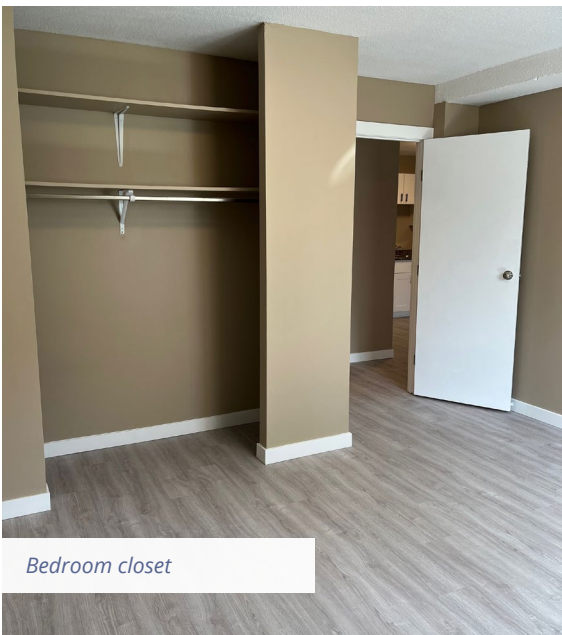
- Twenty-six (26) two-bedrooms suites
- Ten (10) one-bedroom suites
- Recent upgrades
- Owned common coin laundry located on lower level
- Sixteen (16) paved, electrified parking stalls
- Close to schools, parks and downtown amenities
- Easy access to Idylwyld Drive North and public transit



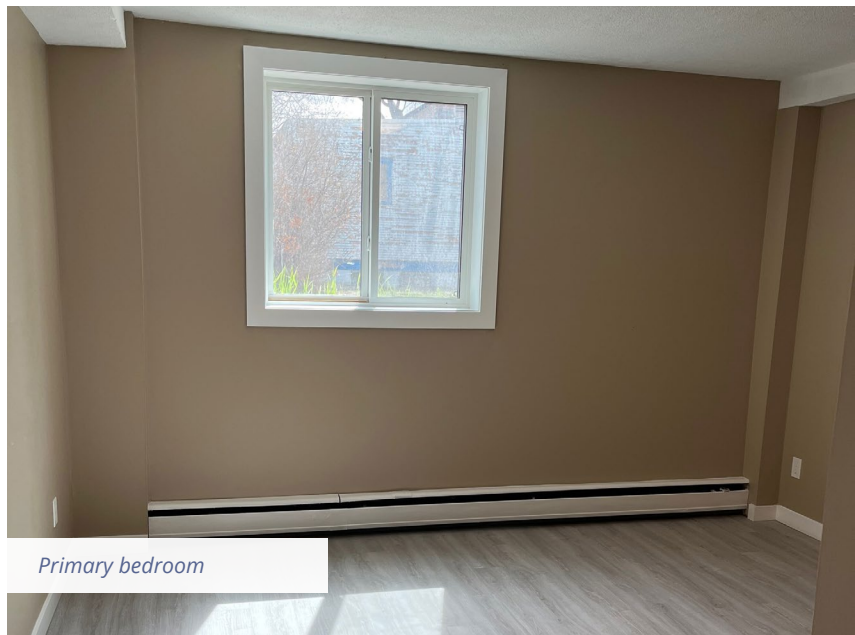
Living room



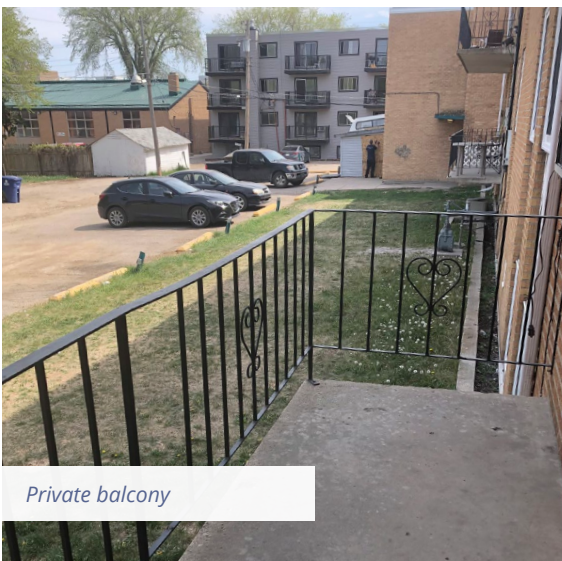
Upgraded kitchen



Bedroom closet



Primary bedroom



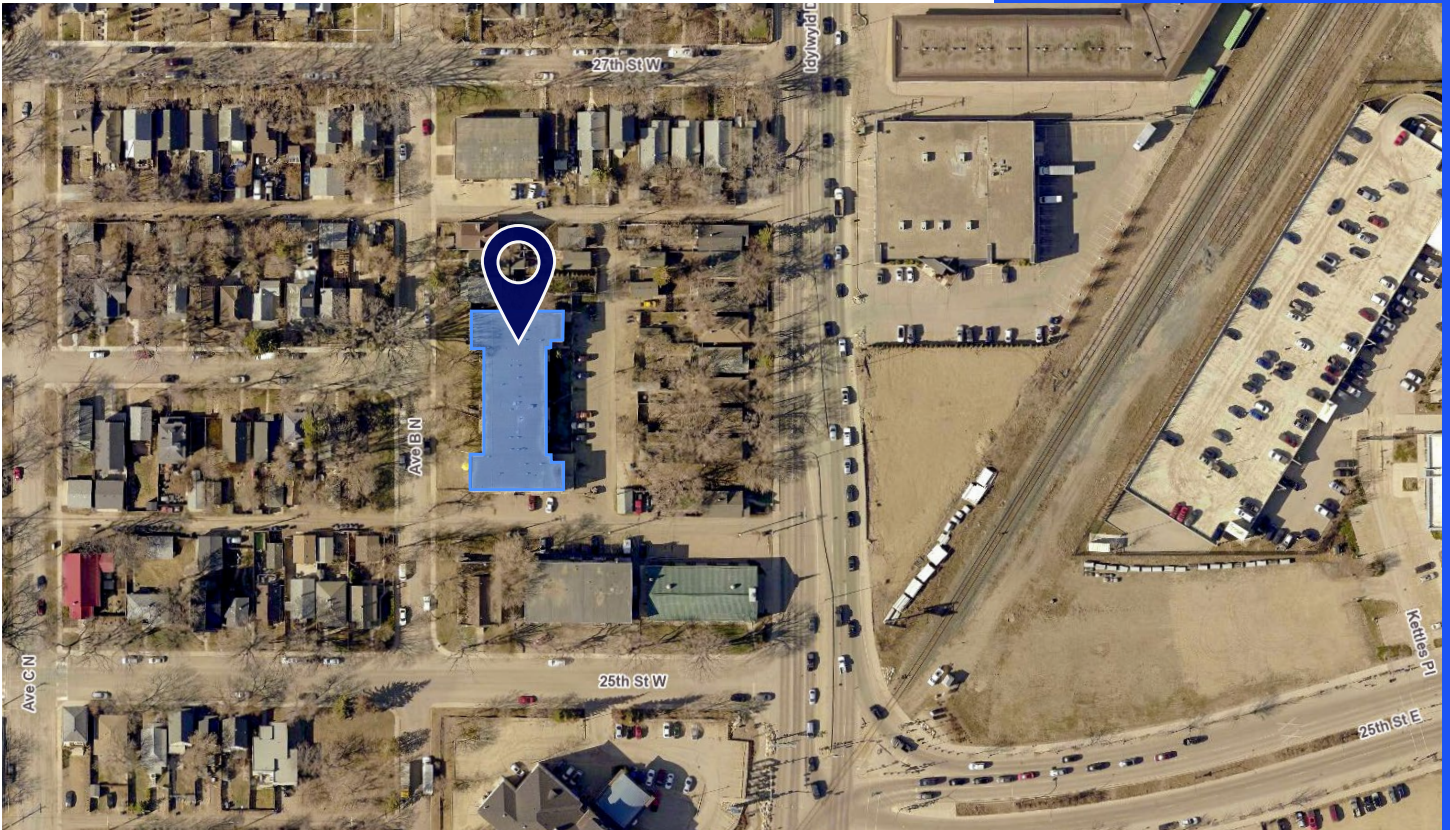
Private balcony



Living room

Easy access to local amenities

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