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# property features

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## **building features:**

- 1950's masonry structure built by the Hudson's Bay Company
- 2008 new interior construction: 130 residential suites
- central skylight & atrium flood natural light throughout interior
- expansive hallways and common space
- designer roof top patio
- weight & cardio rooms
- blue box recycling program indoor, secured parkade
- elevator service
- secured access
- video surveillance security
- live-in caretaker
- majority owner occupied building

## **suite features:**

- expansive contemporary living space
- sound reducing interior wall design
- 18' + ceiling heights (est.)
- 15'+ industrial windows (est.)
- loft level bed, bath & laundry
- soaring gallery walls
- stainless, glass & gloss white kitchen cabinetry
- 6 piece appliance package
- custom blinds
- air-conditioning

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## unfurnished rentals

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### included in monthly rate:

- heat, water & electricity
- in-suite laundry
- custom blinds
- air conditioning
- one indoor, secured parking stall
- full access to all building amenities
- AVAILABILITY: visit <http://saskatoon.kijiji.ca/> for current listings

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## furnished rental

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### included in monthly rate:

- all inclusions of unfurnished suites PLUS:
- fully furnished & decorated 2 bedroom suite
- full kitchen with coffeemaker, dishes, cookware, etc.
- linens for kitchen, bed & bath
- flat screen tv, cable, wireless internet, unlimited N.A. phone plan
- private deck with bistro set
- AVAILABILITY: visit <http://saskatoon.kijiji.ca/> for current listings

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## residential for sale

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Suite	Sq Ft (est)	Bdrm *	Bath	Parking Spaces	Condo Fees	2011 Property Tax Assessment **	Offered At
335	2539	2	1.75	2	714.75	nil charge (4,018.82)	\$589,900

\* spacious design allows for additional bedroom(s)

\*\* property tax abatement by City of Saskatoon to february 2014

p (306) 220-2007

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## commercial space for sale/lease

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Two 2500 sq.ft. commercial condo spaces are available for purchase at \$25 & \$28 per sq.ft. respectively. Lease options available. Total space currently equipped as grocery store; equipment negotiable.

p (306) 270-3833