



1303 JACKSON AVENUE

Holliston Multifamily Opportunity

Positioned for high-end redevelopment, this 1.9 AC multifamily parcel is located adjacent to the 8th Street retail corridor.

Asking Price:

\$6,200,000

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The 1303 Jackson Avenue site provides a rare opportunity to secure 1.9 AC in the heart of Saskatoon's east side. The property is a prime candidate for redevelopment beyond current RM4 zoning parameters. Densification at this site is supported by the Saskatoon Plan for Growth, Corridor Planning Program, Infill Development Strategies, Active Transportation Plan and the Strategic Plan for 2012-2022. All five initiatives have been implemented by administration and council to promote increased, multifamily density along major transportation corridors.

The City of Saskatoon is poised to support sustainable, upward growth that encourages the use of bus rapid and multi-modal transportation options. The City is targeting a 15% infill growth along primary corridors equating to $\pm 22,000$ new dwelling units.

This Holliston property is right on top of the 8th Street commercial corridor and minutes from downtown Saskatoon. Residents will be a 30 second dash from a supermarket, a 6 minute bike or a 20 minute walk from the University of Saskatchewan and a no-change ride on future Bus Rapid Transit (BRT) direct to the U of S, downtown, Stonebridge, Market Mall, Lawson Heights and much more.

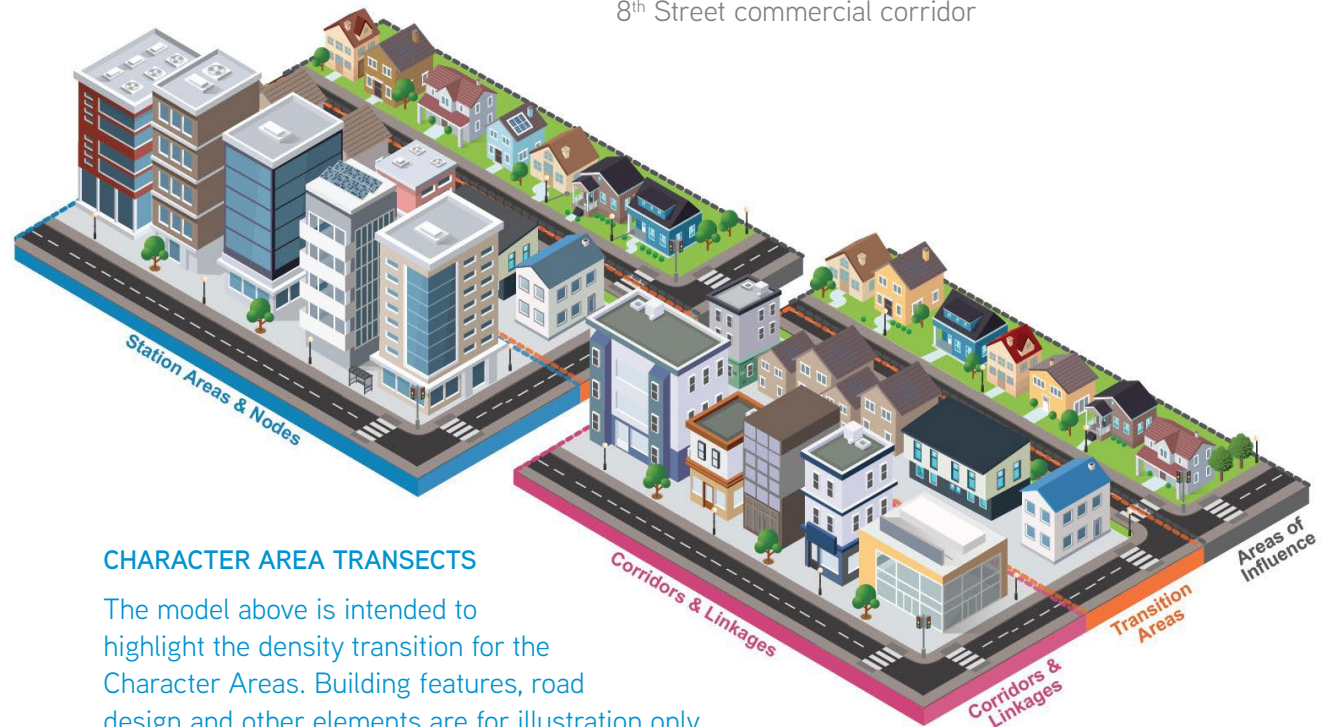


Plan For Growth

CORRIDOR PLANNING PROGRAM

According to City of Saskatoon projections, Saskatoon will grow to a population of 500,000 over the next thirty years. The City of Saskatoon has released a Plan for Growth where Saskatoon is re-thinking how corridors are redeveloped for the long term, including how the land is used, how public space is designed and how buildings are built. Some of the objectives of Corridor Planning include:

- Encouraging residential development along the corridors to achieve 11,000 to 22,000 new housing units or 18,000 to 40,000 residents
- Supporting high density, mixed-use development (retail, office, residential) concentrated primarily within a one or two block radius of transit stations
- Providing a mix of land uses that support the use of the BRT service and alternative transportation options like walking and cycling
- Developing livable areas with vibrant public spaces where people want to stay, play and eat on a year-round basis
- Maximizing the use of existing infrastructure while providing new services in a cost-effective, sustainable and efficient manner

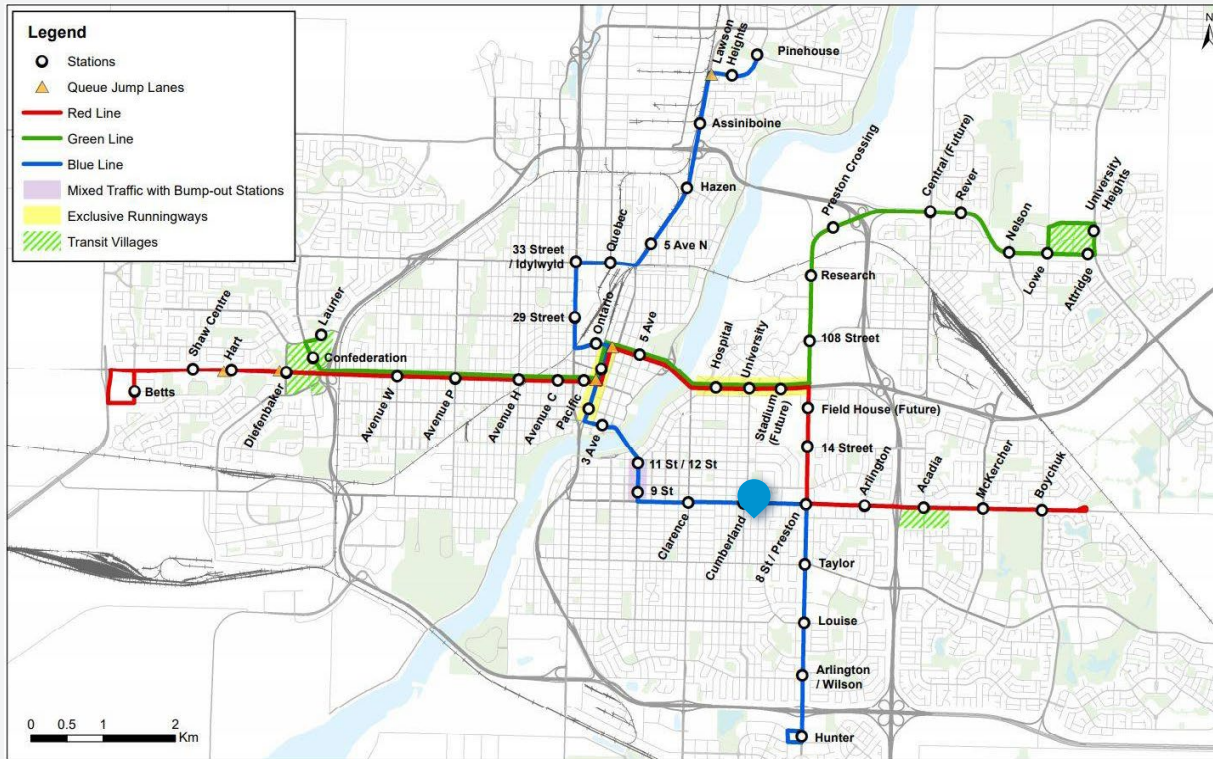


CHARACTER AREA TRANSECTS

The model above is intended to highlight the density transition for the Character Areas. Building features, road design and other elements are for illustration only.
saskatoon.ca/growth/corridors

POISED FOR DENSITY

- Prime candidate for densification beyond RM4 zoning parameters
- Redevelopment supported by five city administration and council initiatives
- City initiatives and community plan targeting 15% infill growth along major corridors
- Close to the U of S, downtown and the 8th Street commercial corridor



The property is 150 meters from the future BRT Cumberland Station along the Blue Line from Pinehouse Drive to Stonebridge Centre.

The City of Saskatoon will be investing upwards of \$120M in roadways, stations, signaling and systems along these primary lines.

Location

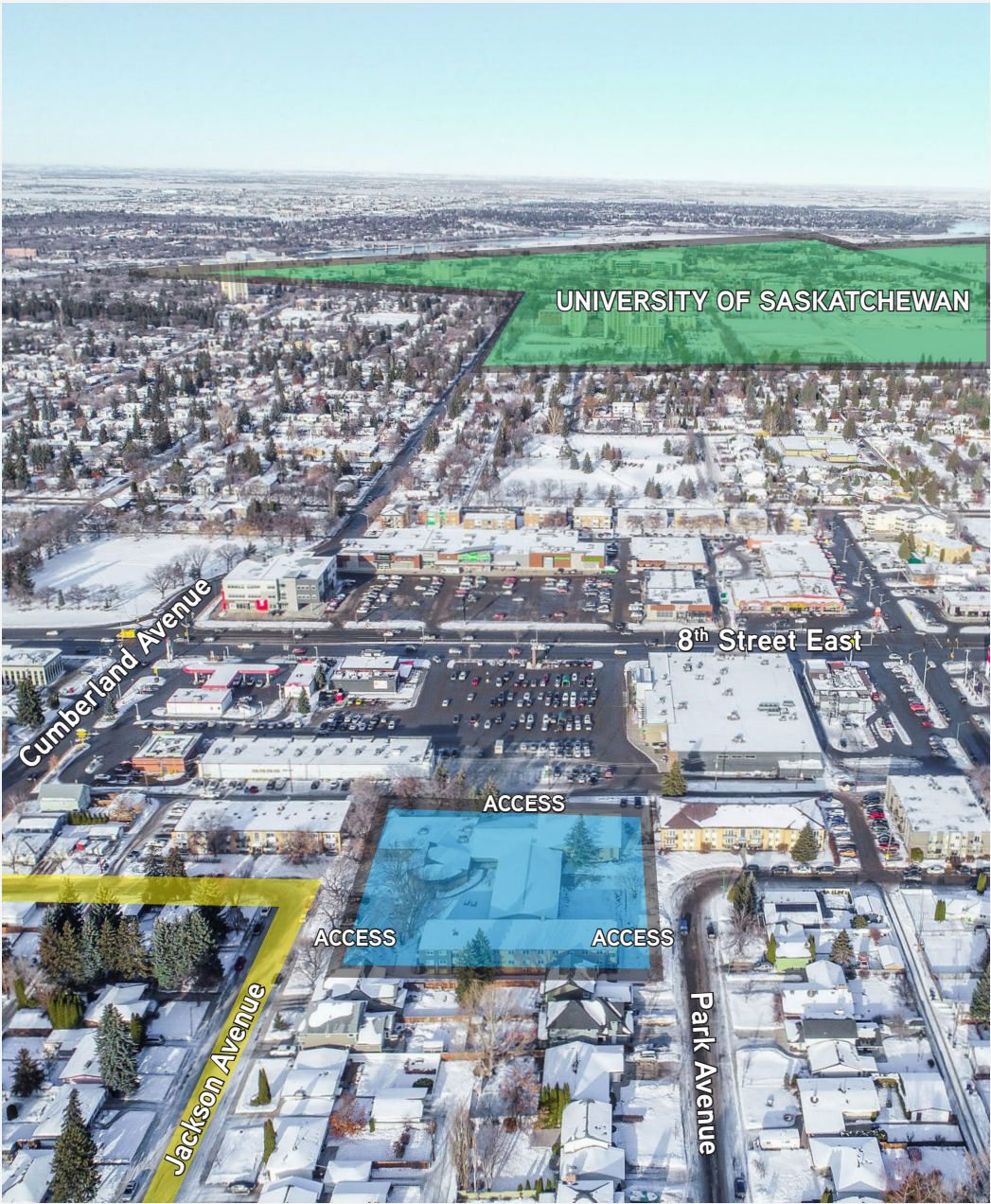
- 1.9 AC rectangular parcel south east of 8th Street and Cumberland Avenue in the Holliston neighbourhood
- 150 meters from 8th Street, Saskatoon's 4.4 km primary retail corridor
- 62,777 population within 3 km of the property

Logistics

- 150 meters from the future Blue Line and Cumberland BRT station providing quick access to Lawson Heights, downtown and Stonebridge
- 20 minute walk and 6 minute bike from the U of S
- Accessed via the Varsity Common alley to the north, 7th Street from both the east and west, and Jackson & Park Avenues from the south

Neighbourhood

- Mature neighbourhood is geographic centre of Saskatoon's established east side and in close proximity to the U of S
- Immediately adjacent to the Varsity Common Sobeys and 200 meters from Holliston Elementary School and George Ward Pool



Specifications

Building	± 41,000 SF (Horizon College Seminary & Dorms, vacant)
Site	1.9 AC (267' x 310')
Zoning	RM4 (Medium/High Density Multiple-Unit Dwelling)
Parcel	144853274
Possession	Immediate
Taxes	\$26,754 (2020)
List Price	\$6,200,000

Neighbouring Uses

- NORTH Varsity Common (Sobeys, Tim Hortons, Montana's BBQ & Bar, dental, cellular, salon, massage and quick service restaurants)
- EAST 2.5-storey multifamily residential
- SOUTH Single-storey residential, original and infill
- WEST 2.5-storey multifamily residential

Amenities Map



RESTAURANTS & CAFES

- Boston Pizza
- McDonald's
- Manos
- Booster Juice
- Thirsty Scholar
- Red Lobster
- Tim Hortons
- Starbucks
- Moxie's Grill & Bar
- McNally Robinson
- Pizza Hut
- The Granary
- Montana's BBQ & Bar
- Famoso Neapolitan Pizza
- Broadway Roastery
- Five Guys
- Marble Slab
- barBURRITO



SERVICES

- Canadian Tire Gas+
- Goodlife Fitness
- Scotiabank
- The UPS Store
- TD Canada Trust

- RBC Royal Bank
- Dodge City Motors
- Canadian Blood Services
- BMO Bank of Montreal
- Purolator
- Sunlife Financial
- Petro-Canada



RETAIL

- The Centre Mall
- Best Buy
- Co-op Food Store
- Dollarama
- Real Canadian Superstore
- Co-op Hardware Store
- Grosvenor Park Centre
- Sobeys Varsity Common
- Winners
- Staples
- Save-on-Foods Cumberland
- Urban Cellars
- Farmer Jane
- The Pot Shack
- MOA Market of Asia
- Co-op Liquor Store
- London Drugs

- Shoppers Drug Mart
- Wholesale Club
- Colonial Beer & Wine Store
- Jysk
- Indigo



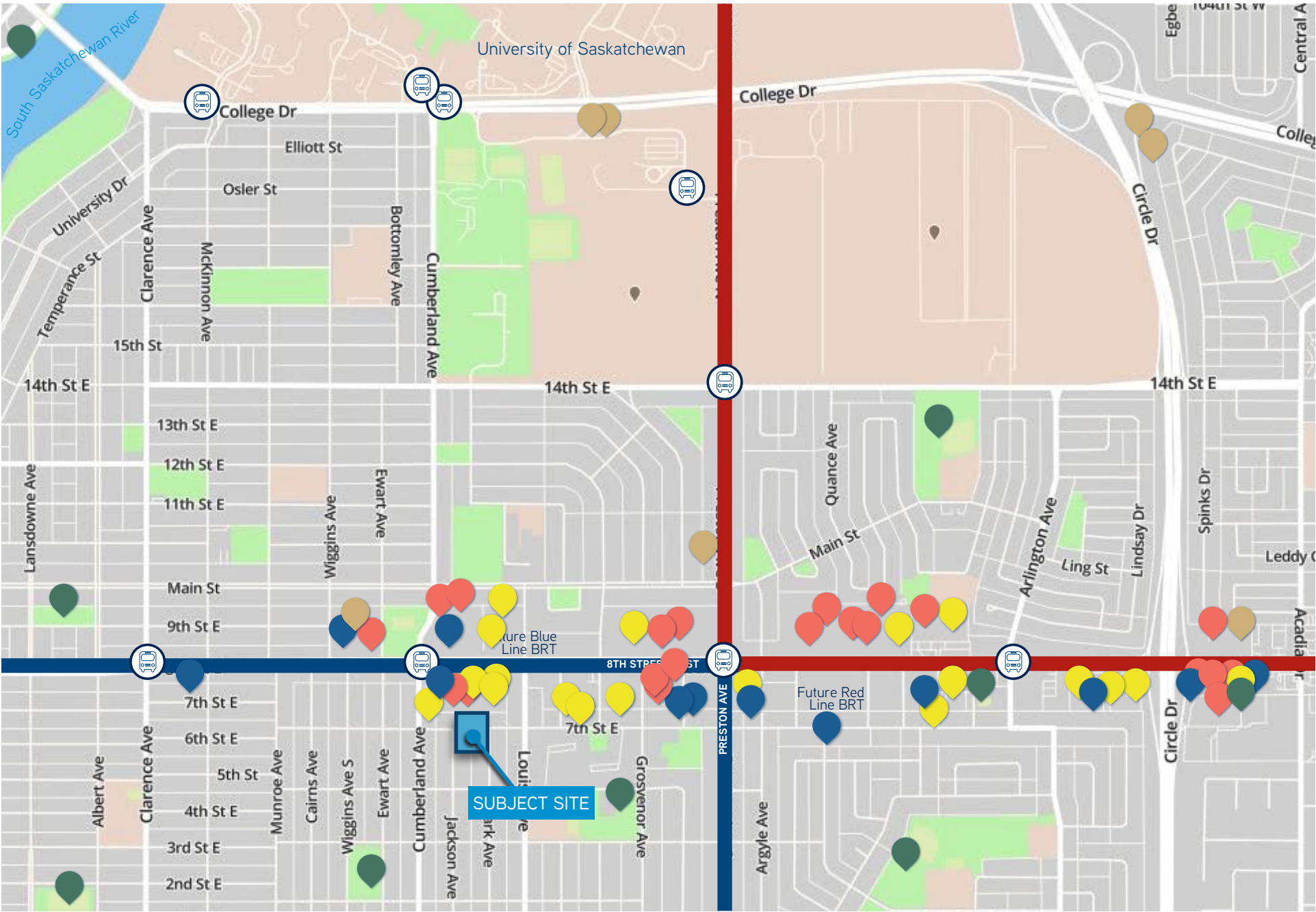
PARKS & ENTERTAINMENT

- Greystone Park
- Brevoort Park North
- Wiggins Park
- Canon Smith Park
- WW Ashley Park
- Massey Park
- Kiwanis Memorial Park
- Rainbow Cinema Saskatoon
- Ruckers Amusement Centre
- George Ward Pool



HOTELS

- Best Western Plus
- Colonial Square Inn & Suites
- 8th Street Saskatoon Homestay
- Glacier Park Bed & Breakfast
- College Park Bed & Breakfast
- Holiday Inn Express & Suites
- Staybridge Suites Saskatoon





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