

## Overview of 50 - 23rd Street



### Property Details:

Owner = Presidio Holdings Inc.

Purchase Price = \$6.95M

Site Size = 1.14ac

Total Building Size = 20,870sf

Main Building = 14,961sf

Rear Building = 5,909sf

Parking = 60 Paved

Zoning = MX2

Built = 1977/1974

### Additional Property Information:

The main building was constructed in 1974 and was formerly the Saskatchewan Transportation Company passenger terminal. The property was purchased by Presidio in 2018 and underwent notable interior base-building improvements and exterior improvements.

The rear building was constructed in 1977 and was formerly the Saskatchewan Transportation Company parcel depot. Since purchased by Presidio, the interior has been shelled out and is currently being used for storage.



Interior of Main Building



Rear Building

# Overview of 39 - 23rd Street



## Property Details:

Owner = Waldegrave Properties Ltd.

Purchase Price = \$5.2M

Site Size = 0.41ac

Total Leaseable = 20,597sf

    Main Floor = 5,126sf

    2nd Floor = 4,764sf

    3rd Floor = 6,086sf

    Basement = 3,450sf

Parking = 28 Paved

Zoning = B6

Built = 1988

## Additional Property Information:

The building was constructed in 1988 and has been used as a medical office. The property was purchased by Waldegrave in 2004 and has undergone various tenant space fit-ups since then. A number of the mechanical components have been upgraded including the hot water heater and boilers.



Looking South



Looking North

# Overview of 149 Pacific Avenue



## Property Details:

Owner = Hooper Holdings Inc.

Purchase Price = \$4.75M +  
\$400K Relocation Costs

Site Size = 0.41ac

Total Leaseable = 15,884sf

Main Floor = 4,171sf

2nd Floor = 4,256sf

3rd Floor = 3,828sf

Basement = 3,629sf

Parking = 27 Paved

Zoning = B6

Built = 1985



Rear of Building

## Additional Property Information:

The building was constructed in 1985 and has been used as a medical office.

The property was purchased by Hooper Holdings in 2018 and has undergone various tenant space fit-ups since then.

The main roof was replaced in 2021.