

Business Opportunity

5 WATERS AVENUE
RESORT VILLAGE OF SHIELDS, SK



FOR LEASE

FORMER CAFE & CONVENIENCE STORE

Located in the Resort Village of Shields on Blackstrap Lake

- Premium property located 40± kms south of Saskatoon in the thriving resort community of Shields along Blackstrap Lake and just north of Dundurn
- Situated beside the new Shields Recreation Centre with outdoor multi-courts and across the street from the new Sunterra Ridge residential subdivision
- Great curb appeal for various users
- Formerly leased to a very successful cafe/convenience store tenant, it is currently nicely set-up for restaurant use with indoor seating and a lounge area
- Large, elevated, outdoor deck with potential for a patio area
- Kitchen area is equipped with electrical for grills, exhaust fan and dishwasher
- Plenty of parking both on-site and street front
- Furniture is available to rent or purchase



ALLSASK
REAL ESTATE & CONSULTING

Brian Peberdy
Vice President | Sales Associate
306.221.6090
brianpeberdy@allsask.com

Glen Paziuk
Vice President | Sales Associate
306.241.8884
glenpaziuk@allsask.com



Specifications

Building Area
900± SF

Site Area
14,000± SF

Possession
Immediate

Zoning
Commercial

Occupancy Costs (2025)
\$7.44 PSF

Parcel
119640764

\$17.00 PSF

Asking Price



ALLSASK
REAL ESTATE & CONSULTING

920 606 Spadina Crescent East
Saskatoon SK S7K 3H1
www.allsask.com
306.657.7676

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