



## Historic Brick Building in Warehouse District

Great investment opportunity filled with historic charm built in 1928. This multi-tenant building is located on Broad Street directly across from Centennial Mall giving it the high traffic count of 31,100 vehicles per day (City of Regina Traffic Flow Map 2019).

The property consists of two connected buildings:

- A single-story building consisting of poured in place concrete with a full basement. New-line Boxing occupies the basement and a retail store on the main level.
- A two-story building consisting of brick, post & beam construction with high ceilings and a full basement. This building is full of character. There is a tattoo parlor tenant on the main floor with the second floor (built out as a restaurant and bar with a full kitchen) is available for lease on the second level. The basement consists of a pediatrist, a seamstress, a barbershop, and storage space.



Asking Price:  
\$1,499,000



Property Tax:  
\$25,998.99 (2025 est)



Building Size:  
16,256 sf



Zoning:  
MH - Mixed High Rise

### For further information

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**Other notable features include:**

- Each floor has its own forced air furnace
- Roof upgrades were made in 2019
- Two functional overhead loading docks at rear
- 6 parking stalls in front with 8 stalls at back



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