

**AVISON
YOUNG**

Heritage Building with Upgraded Offices For Lease and For Sale

2347 Cornwall Street
Regina, SK S4P 2L4



**FOR LEASE &
FOR SALE**

Located in the Transition Area, just half a block north of College Avenue and Wascana Park, this well-appointed property offers flexibility for a variety of users. The building features bright, professional space with abundant natural light, a large reception area, multiple offices, boardrooms and meeting rooms, as well as a full kitchen and washrooms on each level.

The property can be leased by floor or combined to suit tenant needs, with 1,472 square feet on the main floor, 1,440 square feet on the second floor, and 720 square feet on the third floor. Totalling 3,632 sf. A full basement provides ample additional storage.

Ten on-site parking stalls are available, complemented by convenient street parking for clients. Ideally situated near downtown amenities, this property offers attractive lease rates, landlord incentives, and flexible possession, including immediate occupancy for qualified tenants.

Asking Lease Rate - \$11.00 PSF

Asking Sale Price - \$599,000.00

For More Information, Please Contact:

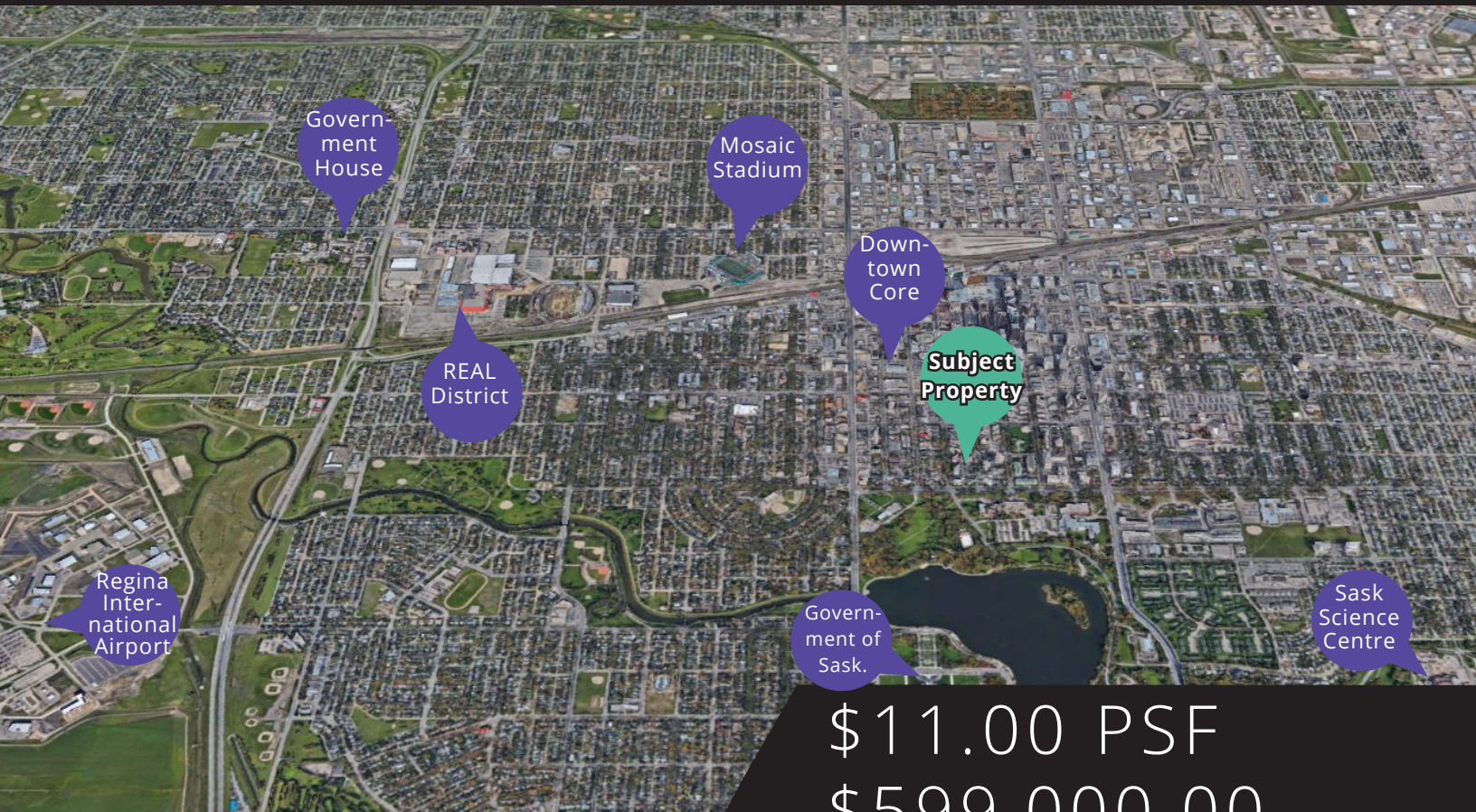
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Platinum
member

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\$11.00 PSF
\$599,000.00

Ideal Opportunity for

- Office
- Non-Profits
- Retail
- Educational
- Commercial
- Community Groups
- Day Care
- Residential

Some uses may require change in zoning

Area Demographics*



520
Households



720
Area Population



\$61,600
Median Household Income

Property Profile

Civic Address	2343-2347 Cornwall Street
Legal Description	Plan OLD 33 Block 460 Lot 6
Site Size	6,231 sf
Zoning	DCD-CS : Downtown Center Square
Possession	On Signing of Agreement
Main Floor Area	1,472 sf
Second Floor Area	1,440 sf
Third Floor Area	720 sf
Total Rentable Area	3,632 sf
Asking Lease Rate	\$11.00 psf
Additional Rent	\$9.00 psf approx.
Asking Sale Price	\$599,000.00
Property Tax	\$13,095.82 (2026 est)

* Demographics from 47060269 Dissemination Area of 2021 Census

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