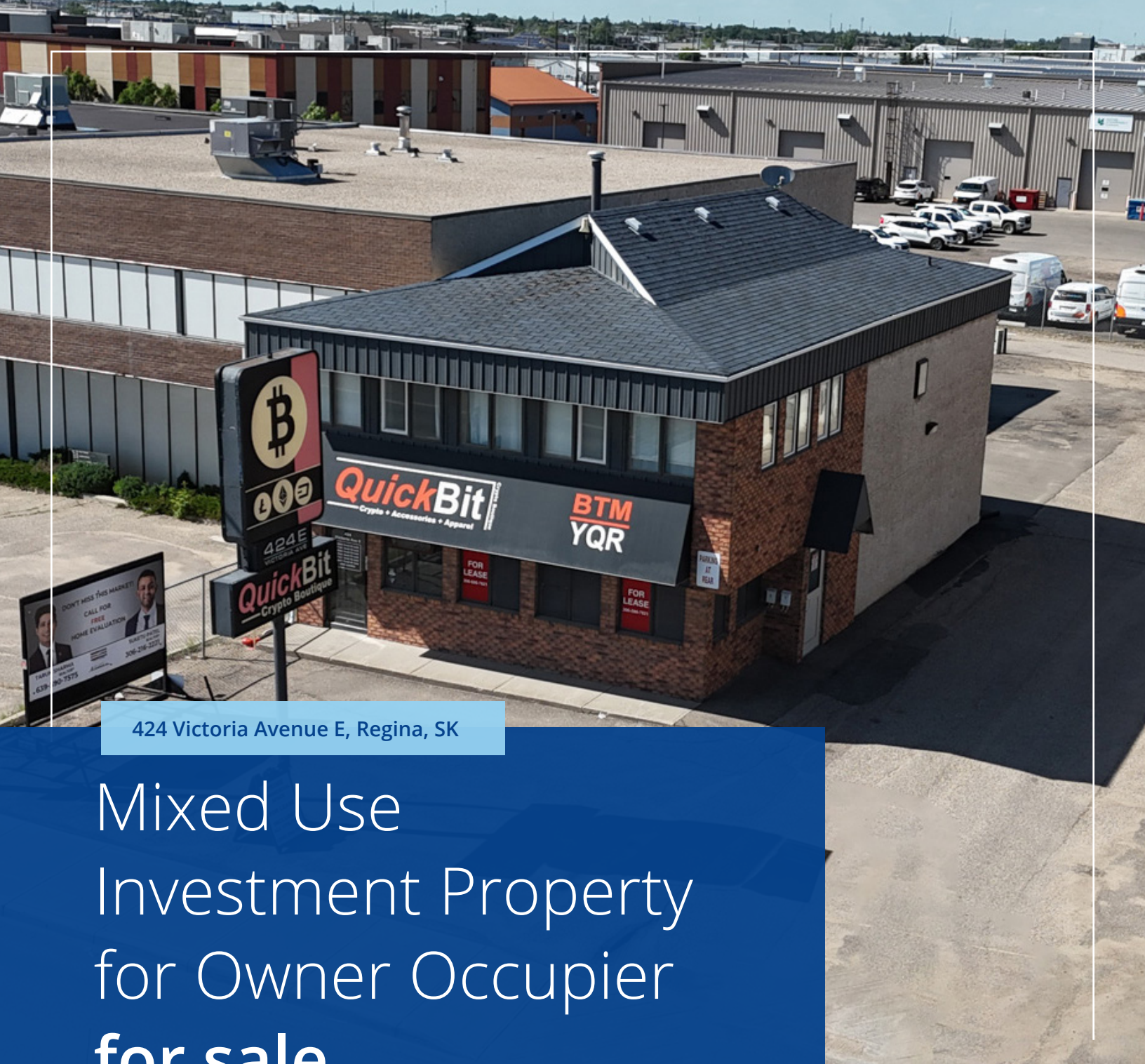




424 Victoria Avenue E, Regina, SK

Mixed Use Investment Property for Owner Occupier for sale

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Description

Positioned on one of Regina’s busiest commercial corridors, 424 Victoria Avenue East presents an exceptional mixed-use investment opportunity with strong exposure, multiple income streams, and significant recent capital improvements. The property features 1,325 square feet of high-quality retail/office space on the main floor, complemented by two residential suites on the second floor, including one one-bedroom apartment and one two-bedroom apartment.

The main floor commercial space underwent a comprehensive renovation approximately 3.5 years ago, providing a modern and attractive environment suitable for a variety of retail, office, or service-oriented businesses. The second-floor residential component has also seen extensive upgrades, including a fully renovated two-bedroom suite completed two years ago and a fully renovated one-bedroom suite completed one year ago.

Further recent improvements include freshly painted second-floor common areas and hallways in 2025, new bedroom windows, and upgraded LED lighting throughout the bedrooms and living rooms of both suites. These enhancements contribute to improved tenant appeal and reduced maintenance requirements.

The property benefits from a substantial 14-stall parking area, an extremely valuable feature on Victoria Avenue. The majority of the rear parking lot was repaved in 2025, enhancing functionality and curb appeal for both commercial and residential users.

Additional building upgrades include significant crawl space improvements, featuring a new sump pump, dehumidifier, and fresh sand installation, providing enhanced moisture control and long-term building protection.

With daily traffic volumes estimated between 30,000 and 40,000 vehicles per day, the property offers outstanding visibility and exposure for commercial tenants while generating stable residential rental income above. This combination of location, recent renovations, parking availability, and high traffic counts makes 424 Victoria Avenue East an attractive opportunity for investors seeking a turnkey mixed-use asset in a high-profile Regina location.

Details

Address:	424 Victoria Aevnue E
Asking Price	\$845,000
Available Area	2,923 SF
Site Area	0.12 Acres
Property Taxes	\$8,189.20
Zoning	MH - Commercial
Possession	Upon completion of documents

Features



Highlight description



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