



Colliers

For Sale

\$14.00^{PSF}



16,000 vehicles
pass per day



Character heritage
construction



Open floor plate



Large windows
providing natural
light

Daniel Celis-Arnusch

Sales Associate

+1 306 535 6945

Daniel.Celis.Arnusch@colliers.com

Colliers

2002 Victoria Avenue, Suite 800

+1 306 789 8300

ColliersRegina@colliers.com

2405 11th Avenue, Regina, SK

Downtown Heritage Retail for lease

This 2,503 SF retail bay is located in a beautiful heritage building in the absolute heart of Downtown Regina—one of the city's most walkable, active, and amenity-rich commercial districts. Situated along 11th Avenue, this location offers high pedestrian visibility and steady traffic flow, surrounded by shops, restaurants, cultural venues, and office towers.

The building at 2415 11th Avenue is already home to active street front retail including Norwood, Tiki-Room and Culture Grooming, reinforcing strong destination appeal and consistent daily foot traffic.

Accelerating success.

2,053

square feet

Photos

Details

Available Immediate

Available Space 2,053 SF

Net Lease Rate \$14.00 PSF

Occupancy Costs \$9.32 PSF (2026 estimate)

Zoning DCD - Commercial

Property Taxes \$5,507.95 (2025)



[View More Photos](#)



Receive our latest listings



collierscanada.com

Copyright © 2026 Colliers. This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers McClocklin Real Estate Corp. CIR Commercial Realty Inc.

