



Colliers

1142/1146 Angus Street



1319/1321 Wascana Street

Well maintained multi-family investment properties **for sale**

Positioned in a central Regina location, this well-maintained multi-property portfolio offers a compelling investment opportunity with strong in-place tenancy and a history of consistent performance. The properties have benefited from ongoing maintenance and attentive ownership, supporting tenant satisfaction and long-term stability. Conveniently situated near downtown, transit routes, amenities, and employment areas, this portfolio provides investors with reliable cash flow potential and an attractive, established rental asset base.

Asking Price:

\$1.25M

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Property Overview

Address	1142/1146 Angus Street	1319/1321 Wascana Street
Total Units	4 units	8 units
Suite Mix	2 – Two Bedroom Units 2 – Three Bedroom Units	5 – One Bedroom Units 3 – Bachelor Apartments
Current Occupancy	100%	100%
Age	1974	1977
Utilities	Separately metered	Included in rent
Laundry	In suite	On-site laundry room
Parking	4 stalls	5 stalls
Property Taxes	\$3,770.29 (2026)	\$6,090.91 (2026)
Zoning	RL	RU
Recent notable capital improvements	Shingles (2023)	Shingles (2024), Boiler (2026)
Asking Price	\$1,250,000	
Possession	Immediate	

Key Highlights



12 Units



Strong rental history



Centrally located



Well maintained

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