



For Sale

**\$775,000**

**855 Arcola Avenue, Regina, SK**

# Mixed use building for sale

Strategically positioned along one of Regina's busiest traffic arteries, 855 Arcola Avenue offers exceptional visibility with approximately 23,000 vehicles passing daily as a key artery servicing traffic flow between East Regina and downtown. This well-maintained mixed-use building features a dynamic blend of office and industrial space. The main floor showcases professionally built-out office space which can be made vacant, ideal for a variety of business uses. The lower level office space and shop space are fully leased. Recent upgrades including newer windows, roof, insulation, and mechanical systems ensure long-term reliability and efficiency. With stable tenancy and high exposure, this property presents a compelling opportunity for investors and owner-users alike.

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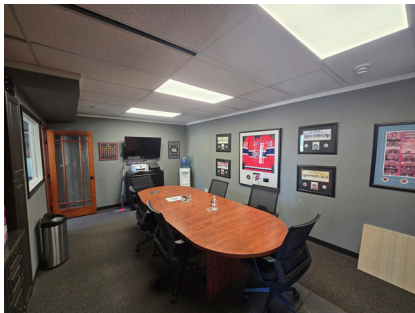
**Colliers**

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# Photos

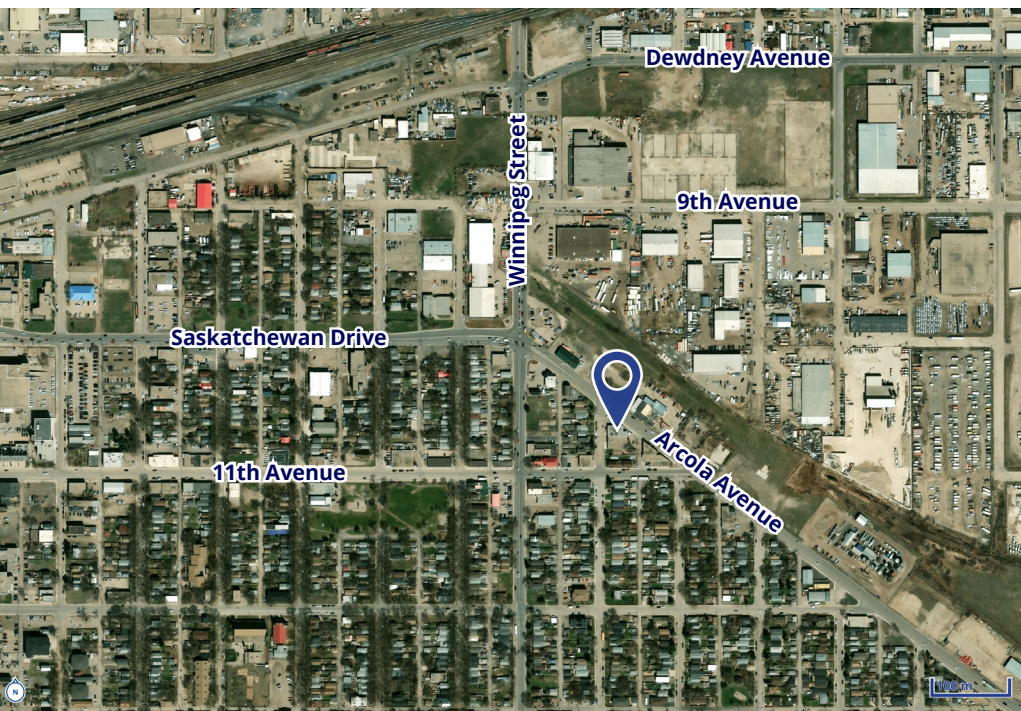


# 4,579

square feet available

## Details

<b>Possession</b>	Completion of documents
<b>Building Area</b>	4,579 SF
<b>Asking Price</b>	\$775,000
<b>Property Taxes</b>	\$12,100.62 (2025)
<b>Zoning</b>	MH Mixed Highrise



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