

**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 a half block north of College Avenue and Wascana Park. Large reception area and many offices, boardrooms and meeting rooms on the main, second and third level, totaling 3,632 square feet. Full basement with lots of storage room. A full kitchen, and washrooms on each floor. Ten parking stalls on site and ample street parking for clients. Lots of windows and abundant natural light. Close to downtown popular amenities. Attractive lease rates and asking purchase price. Possession available immediately. Landlord incentives and free rent for qualified tenant.

**Asking Lease Rate - \$12.00 PSF**

**Asking Sale Price - \$649,000.00**

For More Information, Please Contact:

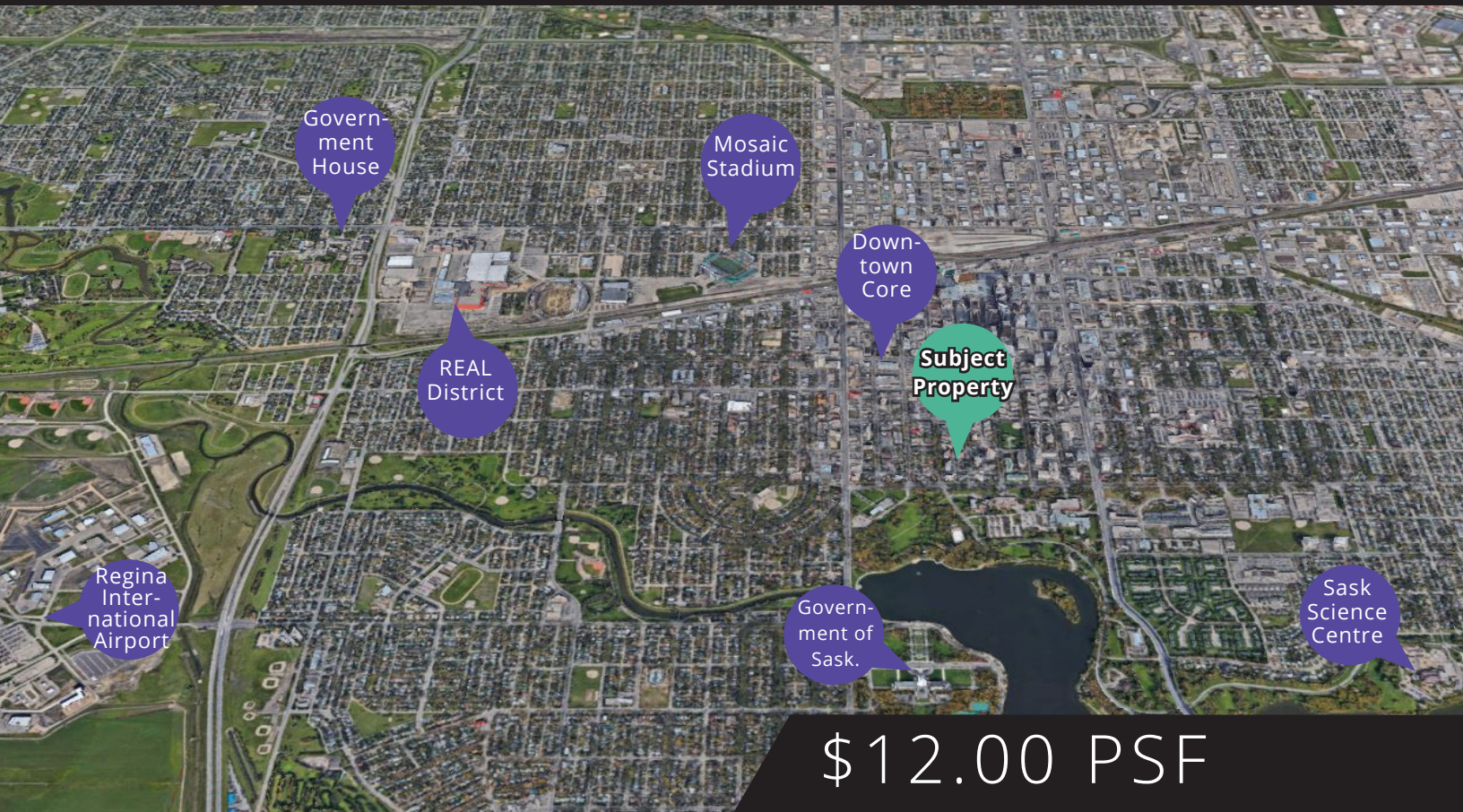
Garry Oledzki, Sales & Leasing  
306.559.9008 306.536.9540  
garry.oledzki@avisonyoung.com



Platinum  
member

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**\$12.00 PSF**  
**\$649,000.00**

## 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

<b>Civic Address</b>	2343-2347 Cornwall Street
<b>Legal Description</b>	Plan OLD 33 Block 460 Lot 6
<b>Site Size</b>	6,231 sf
<b>Zoning</b>	DCD-CS : Downtown Center Square
<b>Possession</b>	On Signing of Agreement
<b>Available Area</b>	3,632 sf
<b>Asking Lease Rate</b>	\$12.00 psf
<b>Additional Rent</b>	\$8.00 psf approx.
<b>Asking Sale Price</b>	\$649,000.00
<b>Property Tax</b>	\$11,838.34 (2025 est)

\* Demographics form 47060269 Dissemination Area of 2021 Census

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