

\$ - 412 Dewdney Avenue, Regina

MLS® #SK016155

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0 Bedroom, 0.00 Bathroom, 4,635 sqft
Office

Eastview RG, Regina, Saskatchewan

Prime Commercial Opportunity â€” Versatile Space with Strong Investment Potential and on Regina's one of the busiest street. Seize the chance to own a strategically located commercial building offering approximately 4,600 sq ft of total functional space â€” ideal for a wide range of business ventures or as a high-performing asset in your investment portfolio. Property Highlights: Main Floor: +2,600 sq ft of open-concept space ready to accommodate retail, office, showroom, or service-based business layouts. Mezzanine Level: An additional 2,000 sq ft offering flexible design options â€” perfect for expanded workspace, storage, or private offices. Climate Control: Comfort and efficiency are ensured year-round with a centralized air conditioning system, a high-efficiency commercial-grade furnace, and an in-unit overhead heater â€” offering dual-source heating for maximum control and energy savings. Designated Parking: Includes 3 exclusive on-site parking stalls for staff or clientele convenience. Functional Extras: Features a dedicated storage room and an open layout thatâ€™s adaptable to various business models or tenant customization. This property stands as a solid opportunity for owner-users or investors seeking stable income with potential for value appreciation. The flexible interior, efficient systems, and prime layout make it ideal for long-term commercial tenants. Whether you're expanding your portfolio or launching a new



venture, this building offers the infrastructure and flexibility to support your vision. Contact us today to arrange a private tour or request additional investment details. (id:6289)

Built in 2013

Essential Information

Listing #	SK016155
Bathrooms	0.00
Square Footage	4,635
Year Built	2013
Type	Office
Sub-Type	Leasehold

Community Information

Address	412 Dewdney Avenue
Subdivision	Eastview RG
City	Regina
Province	Saskatchewan
Postal Code	S4N0E9

Amenities

Amenities	Storefront
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Interior

Heating	Furnace
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Listing Details

Listing Office	Century 21 Dome Realty Inc.
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