

\$630,000 - 3126 13th Avenue, Regina

MLS® #SK020558

\$630,000

0 Bedroom, 0.00 Bathroom, 1,234 sqft

Retail

Cathedral RG, Regina, Saskatchewan

Exceptional opportunity to own a renovated mixed-use building in the heart of Regina's vibrant Cathedral neighbourhood. Originally constructed prior to modern codes and completely rebuilt in 2017, this property blends timeless character with modern efficiency. Every major system—including electrical, plumbing, HVAC, insulation, roofing, windows, and finishes—was replaced during the comprehensive renovation, leaving only the original structural frame. The main and second floors provide bright, open spaces ideally suited for professional offices, retail, or service-based businesses, while the lower level is a self-contained unit with its own rear entrance, new concrete floor, and pony wall, offering excellent flexibility for additional rental income or private workspace. The building is finished with durable Hardie Board siding and architectural shingles, and features solar panels on the roof to offset energy costs. A seven-camera security system provides full interior and exterior monitoring, and the air conditioning units and lines were recently serviced within the past three months. Parking is available at the rear with three designated stalls, though four vehicles can comfortably fit. All supporting documents including the surveyor's report, building plans, building code analysis, and water service letter are available. This turnkey property offers exceptional versatility and value in one of Regina's most desirable commercial corridors. (id:6289)



Built in 1990

Essential Information

Listing #	SK020558
Price	\$630,000
Bathrooms	0.00
Square Footage	1,234
Year Built	1990
Type	Retail
Sub-Type	Freehold

Community Information

Address	3126 13th Avenue
Subdivision	Cathedral RG
City	Regina
Province	Saskatchewan
Postal Code	S4T1P2

Interior

Heating	Hot Water, Radiant heat
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Listing Details

Listing Office	JC Realty Regina
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