\$2,999,999 - 1275 Broad Street, Regina

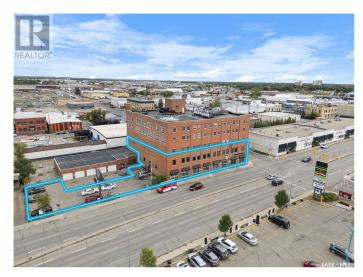
MLS® #SK994018

\$2,999,999

0 Bedroom, 0.00 Bathroom, 26,877 sqft Retail

Warehouse District, Regina, Saskatchewan

Exceptional investment featuring one of a kind commercial opportunity in the popular Warehouse District. Own the main floor, 2nd floor and basement of the Brownstone Plaza! Warehouse style, contemporary and totally updated commercial units apprx 26,889 sqft, post/pillar/beam style construction, hardwood flooring, large newer windows, passenger and freight elevators, on-site parking, established leases on high traffic location, and more. Featuring various types of tenancies throughout, this is a solid investment for all investors looking for a good return. Current owner/developer is a Regina based award winning design/development firm, who purchased the property back in June 2000 and initiated an extensive redevelopment program to revitalize the entire 84,000 square feet within the building into 18 residential condominiums and 9 commercial condominiums. The Project included the removal of all of the interior partitions; exterior windows and mechanical & electrical systems, back to the exterior masonry shell and the solid wood floor system. The new exterior windows were design-sensitive to the heritage designation of the property. A new single ply EPDM roof warranty was installed in 2004. In 2003, the developer received the City of Regina Municipal Heritage Award for Adaptive Re-Use, "in recognition of an outstanding contribution to the conservation or Regina's built heritage―. And in 2005, received The Lieutenant-Governor of







Saskatchewan "Heritage Architecture Excellence Award―, for "New Design – Sensitive Infill for the Brownstone Manor Garages―. (id:6289)

Built in 1913

Essential Information

Listing # SK994018

Price \$2,999,999

Bathrooms 0.00

Square Footage 26,877

Year Built 1913

Type Retail

Sub-Type Condominium/Strata

Community Information

Address 1275 Broad Street

Subdivision Warehouse District

City Regina

Province Saskatchewan

Postal Code S4R1Y2

Interior

Heating Other

Listing Details

Listing Office RE/MAX Crown Real Estate





The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 20th, 2025 at 2:31am PDT