

\$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 aprx 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
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Listing Details

Listing Office	RE/MAX Crown Real Estate
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