

\$395,000 - 816 Angus Street, Regina

MLS® #SK994286

\$395,000

0 Bedroom, 0.00 Bathroom, 1,656 sqft

Industrial on 0.14 Acres

Washington Park, Regina, Saskatchewan

Welcome to 816 Angus Street COMMERCIAL BLANK CANVAS | 1,500 SF | READY FOR YOUR VISION Prime Opportunity for Mechanics, Storage, or Custom Build-Out

PROPERTY HIGHLIGHTS: 1,500 SF Versatile Space: A clean slate to design for your specific business needs—ideal for auto repair, storage, light manufacturing, retail, or workshop. Customizable Flooring: Concrete slab ready to be poured and reinforced to your specs (e.g., 6"+ for heavy equipment, epoxy coatings, or basic finish for storage). Heating & Electrical Flexibility: Prepped for HVAC or unit heater installation (gas/electric) and electrical upgrades (100+200+ amp service). Tailor systems to your operational needs. High-Ceiling Space: Ample vertical room for lifts, shelving, or inventory storage. Loading Access & Parking: Convenient for deliveries, contractors, or customer access. **KEY SELLING POINTS:** Turnkey Customization: Buyers can design the space affordably—quotes available for concrete work, heating, and electrical upgrades. Zoning-Friendly: Approved for commercial/industrial uses (confirm specifics with your agent). (id:6289)

Built in 2024

Essential Information

Listing # SK994286

Price \$395,000



Bathrooms	0.00
Square Footage	1,656
Acres	0.14
Year Built	2024
Type	Industrial
Sub-Type	Freehold

Community Information

Address	816 Angus Street
Subdivision	Washington Park
City	Regina
Province	Saskatchewan
Postal Code	S4T1X9

Interior

Heating	Other
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Listing Details

Listing Office	eXp Realty
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