

\$599,900 - 1342 Lorne Street, Regina

MLS® #SK996271

\$599,900

0 Bedroom, 0.00 Bathroom,
Other

Warehouse District, Regina, Saskatchewan

This commercial building presents a fantastic opportunity to either expand an existing business or kick start a new venture in the Warehouse district, a prime location close to Albert and Dewdney Ave. Spanning just over 4,200 sqft, this property offers endless possibilities. The building, complete with off street parking spaces both in front and back, features a convenient overhead door at the rear. Inside, you'll find three spacious and well-laid-out interiors, the main original building includes an office space and 2 bathrooms; 1 is wheelchair accessible for added convenience. A store front area and storage at the back, there are 2 furnaces (1 heats the back and 1 heats the front area) along with 3-phase power. The addition is very spacious and open and was built in 2008. It is equipped with and updated furnace (2025) and an insulated subfloor. Carpet and paint in addition updated in 2024. The original structure has rubber membrane roofing (approx 2016), while the 2008 addition features updated metal roofing on the front portion with asphalt shingles (approx 2008) on the back portion. Updated gutters and downspouts (2024). The back of the addition was closed in to create a workshop that also has its own 2 pc bathroom and radiant heat. It can easily be opened back up to the main area if needed, the carpet you find in the addition is intact and continued into that space to make the transition easy. In front of the building there is a fenced in secure compound that was added and there is a ramp



that leads to the door to the addition. Out back there is alley access and overhead door. With the option to utilize one side for your own business operations while renting out the other, there are ample opportunities for revenue generation and flexibility. Don't miss out on this chance to secure a versatile commercial space in a highly sought-after location. Schedule your viewing today and unlock the potential of 1342 Lorne St.
(id:6289)

Built in 1958

Essential Information

Listing #	SK996271
Price	\$599,900
Bathrooms	0.00
Year Built	1958
Type	Other
Sub-Type	Freehold

Community Information

Address	1342 Lorne Street
Subdivision	Warehouse District
City	Regina
Province	Saskatchewan
Postal Code	S4R2K1

Amenities

Amenities	Storefront
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Interior

Heating	Furnace, Radiant heat
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Listing Details

Listing Office	Coldwell Banker Local Realty
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