Commercial Condos For Sale & For Lease



403 and 404 1853 Hamilton Street Regina, SK S4P 2C1



Downtown office condo in a historic building

Two units, 403 and 404, side by side on the fourth floor available together or separately.

1853 Hamilton Street, commonly referred to as "The Leader Building." Constructed in 1912, The Leader Building has been designated a heritage property due to the age and history of the building. Much of the building's original character remains intact.

The building also includes a parkade on the basement floor. Purchase of unit 403 includes 2 parking spots, and are available at an additional charge if leased. For unit 404 there is 1 parking spot included, which can be leased at \$200 per month as part of leasing the unit.



Available Area Unit 403: 2,221 sf Unit 404: 1,312 sf



Asking Sale Price Unit 403: \$599.000.00 Unit 404: \$369,000.00



Asking Lease Rate Unit 403: \$9.00 psf Unit 404: \$10.00 psf



Opt Costs Unit 403: \$13.90 psf (2024 est) Unit 404: \$8.21 psf (2024 est)

For further information

Linely Schaefer Managing Director, Broker 306 559 9009 linely.schaefer@avisonyoung.com garry.oledzki@avisonyoung.com

Garry Oledzki Sales & Leasing 306 559 9008

avisonyoung.com

© 2024 Avison Young [Avison Young Commercial Real Estate (Sask) Inc.]. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Downtown Office Condo For Lease or For Sale

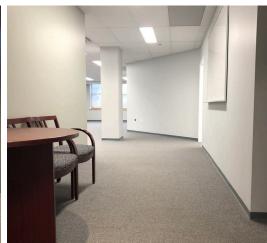
403 and 404 1853 Hamilton Street Regina, SK S4P 2C1













For further information

Linely Schaefer Managing Director, Broker 306 559 9009 linely.schaefer@avisonyoung.com

Garry Oledzki Sales & Leasing 306 559 9008 garry.oledzki@avisonyoung.com



avisonyoung.com

© 2024 Avison Young [Avison Young Commercial Real Estate (Sask) Inc]. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.