



## A Unique Property in a Great Location

- This versatile property comprises a mixture of showroom, office and shop space.
- The 5,000 SF main floor area consists of showroom space, one private office, and two washrooms, with the balance being shop space.
- The 5,000 SF second floor has three high-end suites and a storage area. Access to the second floor is from the stairwell inside the building with additional access from the outside set of stairs on the east side of the building.



Asking Price:  
\$1,200,000.00



Property Tax:  
\$11,858.01 (2025 est)



Lot Size:  
12,486 sf



Building Size:  
10,000 sf

**For further  
information**

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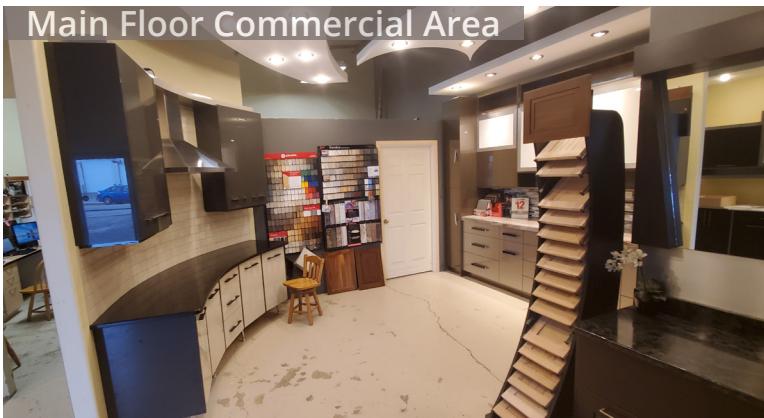
## Other notable features include:

- Built Pre-1980
- Compound
- Grade Loading
- Zoning: IB
- Equipment and Dust Collection System: Can be made available for purchase
- Compound: Fenced
- Overhead Door: 14'
- Upgraded Power: 600V, 200 AMP and 240V, 400 AMP
- Roof: Redone in 2016
- Heating System: Boiler

# Industrial For Sale

1408 Ottawa Street, Regina, SK S4R 1P5

## Main Floor Commercial Area



## Second Floor Residential Unit



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