

**AVISON
YOUNG**

Heritage Building with Upgraded Offices For Lease and For Sale

2347 Cornwall Street
Regina, SK S4P 2L4

Reduced Sale Price
Reduced Lease Rate



FOR LEASE & FOR SALE

Located in the Transition Area a half block north of College Avenue and Wascana Park. Large reception area and many offices, boardrooms and meeting rooms on the main, second and third level, over 3,600 square feet. Full basement with lots of storage room. A full kitchen, and washrooms on each floor. Ten parking stalls on site and ample street parking for clients. Lots of windows and abundant natural light. Close to downtown popular amenities. Attractive lease rates and asking purchase price. Possession available immediately. Landlord incentives and free rent for qualified tenant.

Asking Lease Rate - \$12.00 PSF

Asking Sale Price - \$598, 000.00

For More Information, Please Contact:

Garry Oledzki, Sales & Leasing
306.559.9008 306.536.9540
garry.oledzki@avisonyoung.com



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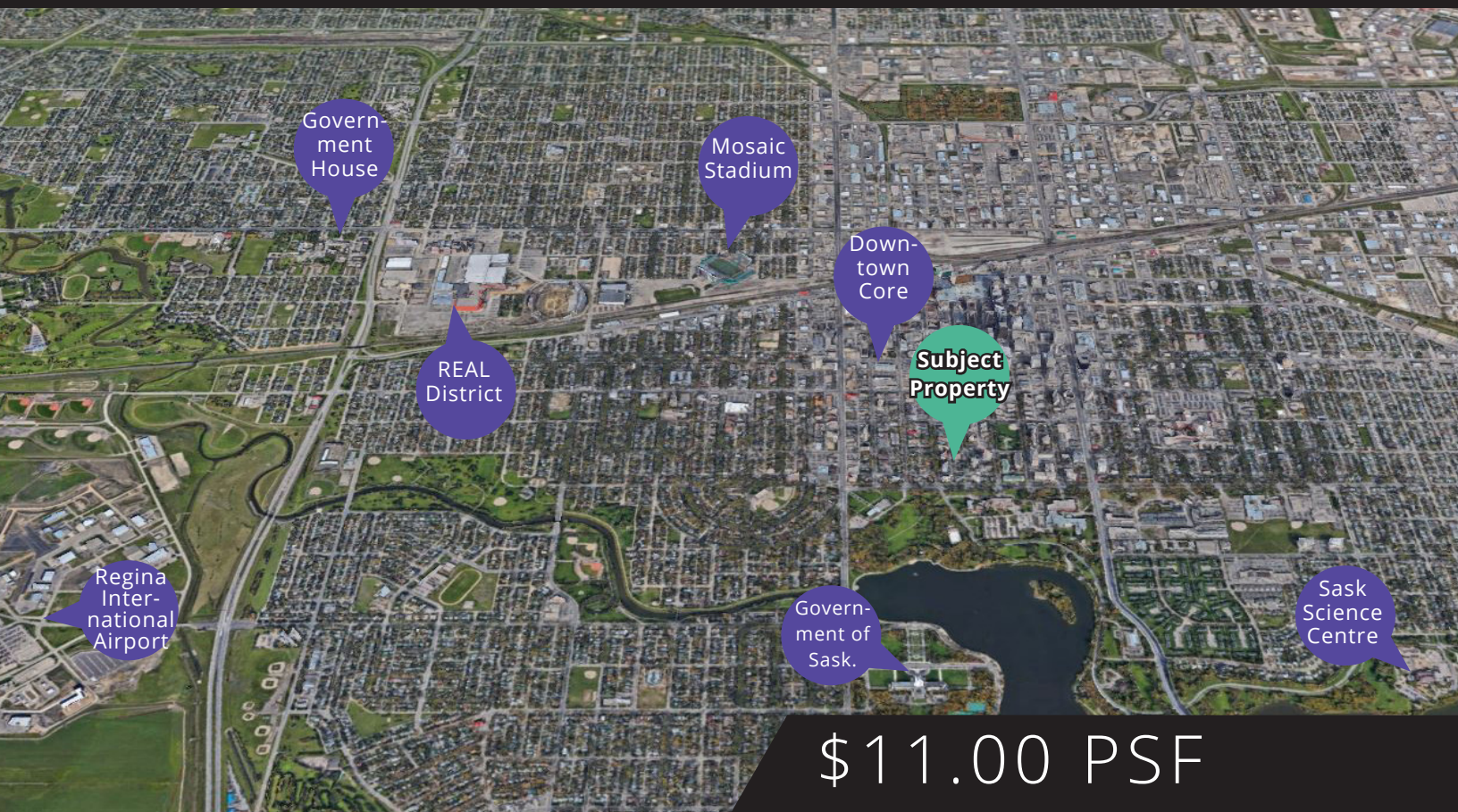
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\$11.00 PSF
\$598,000.00

Ideal Opportunity for

- Office
- Non-Profits
- Retail
- Educational
- Commercial
- Community Groups
- Day Care
- Residential

Some uses may require change in zoning

Area Demographics*



520
Households



720
Area Population



\$61,600
Median Household Income

Property Profile

Civic Address	2343-2347 Cornwall Street
Legal Description	Plan OLD 33 Block 460 Lot 6
Site Size	6,231 sf
Zoning	DCD-CS : Downtown Center Square
Possession	On Signing of Agreement
Available Area	3,600 sf approx.
Asking Lease Rate	\$12.00 psf
Operating Costs	\$8.00 psf approx.
Asking Sale Price	\$598,000.00
Property Tax	\$11,090.67 (2024 est)

* Demographics form 47060269 Dissemination Area of 2021 Census

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