



Now offering 5% to selling broker

Investment Sales Opportunity

For Sale – 400-Block McIntyre Street, located near the 1st Ave N and Albert St intersection in Regina, Saskatchewan, **comprises 405, 425, 429, 436, 438, 442, 447, 448, 449, 453, 455, 457, 460, 464, 470 and 470 McIntyre Street** for a total of 80,132 sq. ft.

The Vendor is willing to explore multiple options, including creative opportunities with Joint Ventures. New bundle options, purchase **units 477, 457, 455, 453, 449, and 447 for the great value of \$933,000** or **all the unites from bundle 1 as well 425, 405 for \$1,263,000.**

For further details, please contact the Listing Agent.



Asking Price:
\$2,450,000 (all properties)
\$933,000 (Bundle option 1)
\$1,263,000 (Bundle option 2)



Total Property Tax
\$25,106.43 (2024 est)



Zoning:
RL - Residential Low Rise



Total Area of all Lots:
80,132 sf

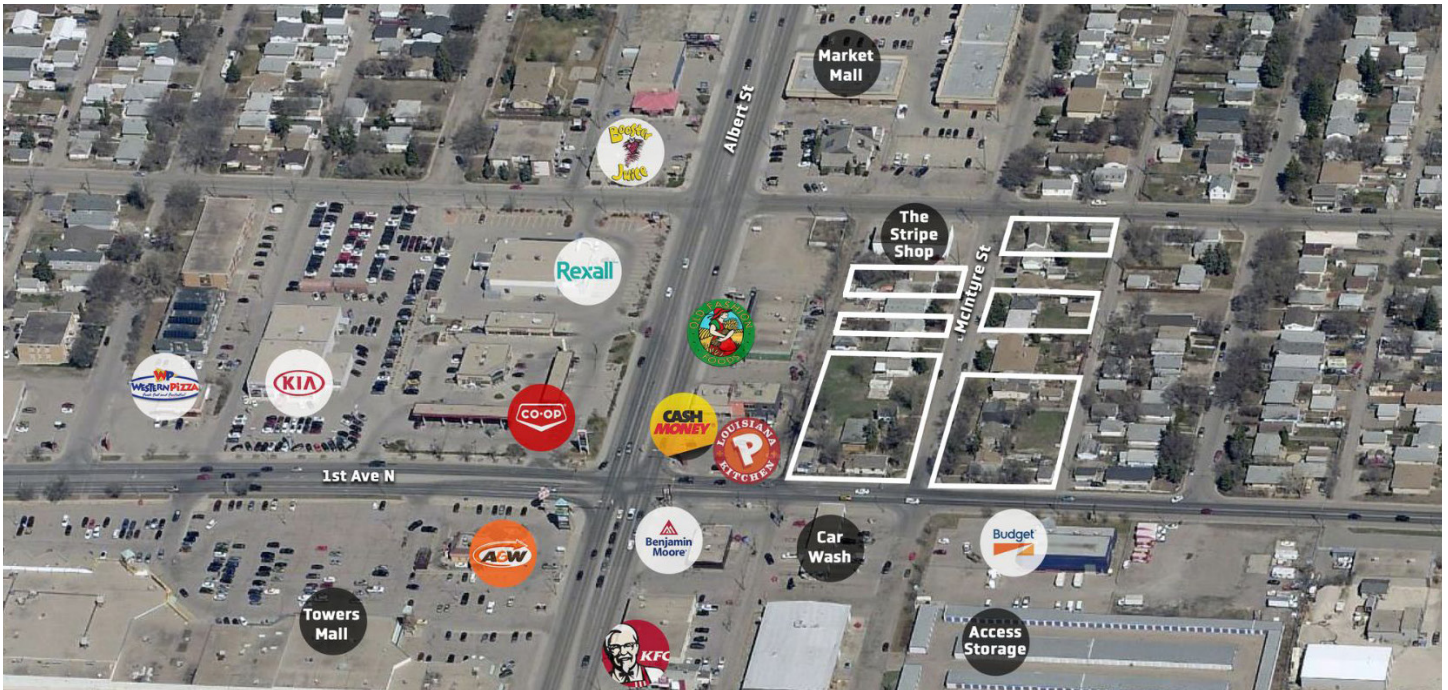
**For further
information**

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For Sale

400 Block McIntyre Street, Regina, SK



Civic Address	Plan	Block	Lot	Parcel	Lot Size (sf)	2025 Property Tax
405	AT4370	15	1 2	107108816 107108771	6,246	\$ 2,062.61
425	101244596 AT4370	15	52 7	111895139 107108726	3,745	\$949.62
429	AT4370	15	8 9	107108704 107108715	6,245	\$1,957.02
436	BD4995	16	36	107108962	3,122	\$1,201.60
438	BD4995	16	35	107108951	3,121	\$1,606.15
442	BD4995	16	32	107108928	3,123	\$1,316.12
447	AT4370	15	13	107108669	3,121	\$1,087.08
448	101244619 BD4995 BD4995	16 16 16	51 29 30	112079011 107108894 112079044	6,249	\$1,299.62
449	AT4370	15	14	107108658	3,121	\$1,131.70
453	AT4370	15	15 16	107108647 107108636	6,245	\$1,461.74
455	AT4370	15	17 18	107108625 107108614	6,245	\$1,955.54
457	AT4370	15	19	107108603	3,122	\$1,225.40
460	BD4995	16	25 26 27 28	107108850 107108861 107108872 112078931	10,923	\$1,251.82
464	BD4995	16	23 24	107108838 107108849	6,244	\$2,227.71
470	BD4994	16	21	107108827	6,136	\$1,631.29
477	AT4370	15	20	107108782	3,124	\$1,750.42