

For Sale

2201 E Redbear Avenue,
Regina, SK

Quality well built industrial property

- 18' clear ceiling
- over 1,000 SF of built out mezzanine
- 4 - 16'H x 12'W overhead door with openers
- 60' x 100' footprint
- ± 4,200 SF of shop space



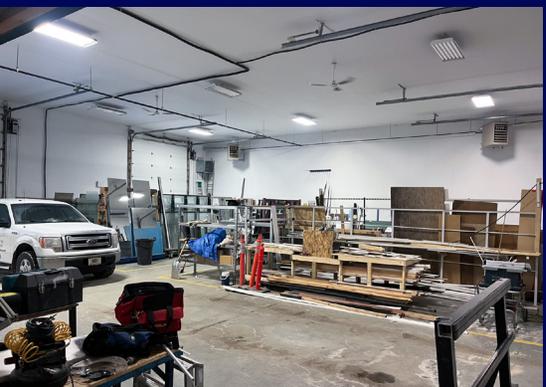
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Opportunity

Quality well located industrial property located in Ross Industrial Park. Built in 2013 this well built clear span building was a 6,000 SF footprint and over 1,000 SF of quality built out mezzanine. Easy access with 4 overhead drive thru doors. The front area is paved with the rear fenced with reclaimed asphalt in the compound.

Contact listing agent for showings. Possession is flexible.

Location

Positioned in one of Regina's fast-growing east-end commercial corridors, 2201 Redbear Avenue E offers an exceptional opportunity for businesses or investors seeking a high-visibility, highly accessible location. This property sits within a thriving mix of industrial and commercial activity, making it ideal for operations requiring strong logistical access, customer traffic, or strategic regional connectivity. With its prominent frontage and proximity to major transportation routes, this site provides the versatility and exposure needed to support long-term business growth. Whether you're expanding, relocating, or looking for a strong investment asset, 2201 Redbear Avenue E delivers unmatched potential in a sought-after area of Regina.

Property Overview

Address 2201 E Redbear, Avenue, Regina, SK

Site Area 21,784 SF

Building Area 7,038 SF

Zoning IH

Possession 60 days

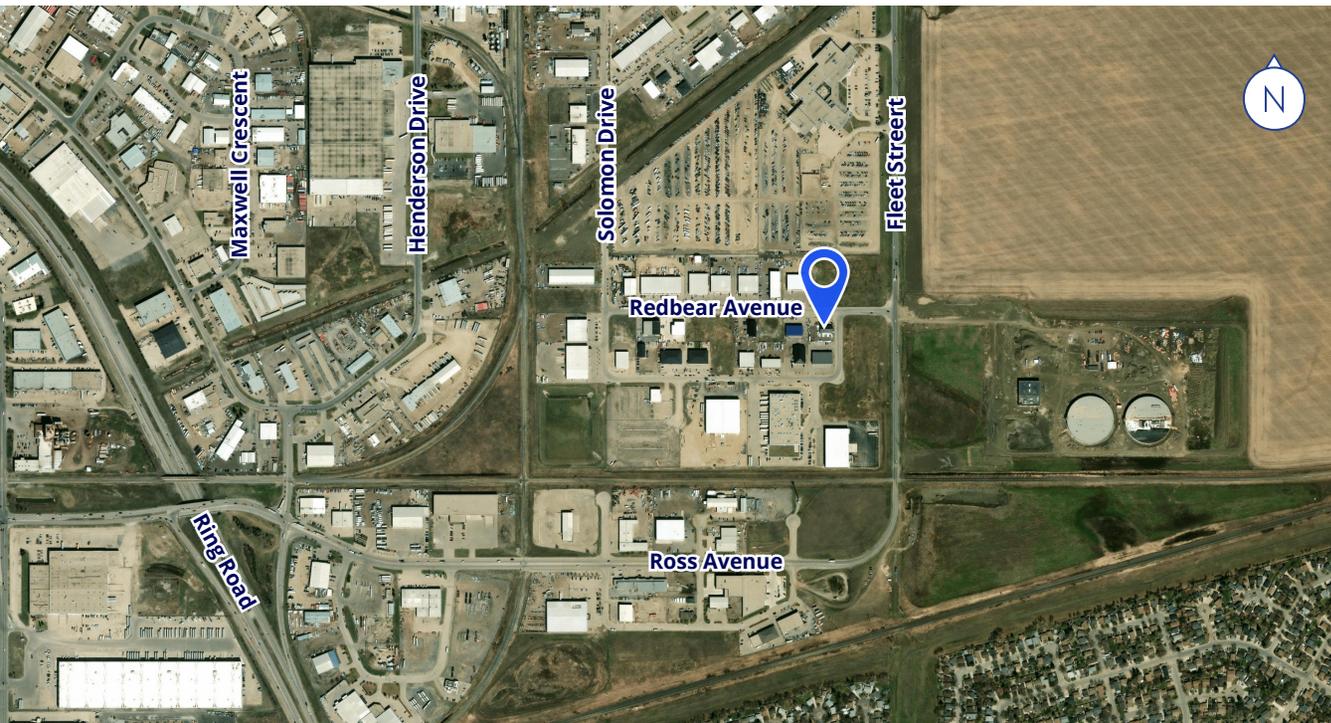
Property Taxes \$23,748.25

Ceiling Height 18' clear

Price \$1,395,000

Key Highlights

- 18' clear ceiling
- over 1,000 SF of built out mezzanine
- 4 - 16'H x 12'W overhead door with openers
- 60' x 100' footprint
- ± 4,200 SF of shop space
- Well built out office and showroom
- Floor drains
- Built in 2013



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