

Multiple Vacant Parcels For Sale

Lewvan Drive & Highway #1
Regina, SK



FOR SALE

Opportunity

The subject lands are located approximately three (3) blocks south of Lowes in the Harbour Landing neighbourhood off Lewvan Drive and consist of four (4) separate parcels totaling 10.71 acres. Location boasts visibility and access to Lewvan Drive, Highway #1, the Grasslands Retail Centre on Gordon Road, and the new Co-op Grocery at The Runway on Parliament Avenue. Subject parcels are in close proximity to green space and parks, making them ideal for walk-out residential lots on Padwick Road.

Owners will sell all 4 parcels together as one package.

\$210,000.00 per acre

For More Information, Please Contact:

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Lewan Drive & Highway #1
Regina, SK

AVISON
YOUNG

2024
CANADA'S
BEST
MANAGED
COMPANIES

Platinum member

PROPERTY PROFILE

4990 Padwick Road

Parcel 1

Legal Description

SE-2-17-20-2

Parcel: 164969555

Site Size

1.11 acres

Zoning

RU - Residential Urban

Property Taxes

\$1,020.34 (2024 est)

5080 Lewvan Drive

Parcel 2

Legal Description

Block: F Plan: FH 5173

Parcel: 109553227

Site Size

8.83 acres

Zoning

I - Institutional/ R-Residential

Property Taxes

\$5,014.57 (2024 est)

5010 Lewvan Drive

Parcel 3

Legal Description

Block: D Plan: FH 5173

Parcel: 164532708

Site Size

0.62 acres

Zoning

UH - Urban Holding

Property Taxes

\$388.99 (2024 est)

4674 Padwick Road

Parcel 4

Legal Description

SE-2-17-20-2

Parcel: 164900381

Site Size

0.16 acres

Zoning

UH - Urban Holding

Property Taxes

\$100.27 (2024 est)

IDEAL OPPORTUNITY FOR

- Residential*
- Multi-Family*
- Retail Centre*
- Community
- Educational
- Recreation
- Religious
- Day Care
- Seniors Care Home

*may require change in zoning

Possession

Thirty (30) days on all parcels

\$210,000 per acre

TRADE AREA DEMOGRAPHICS

Within 3 KM



12,480

Average Households



\$120,813

Average Household Income



31,851

Area Population



18,400 VPD Along **LEWAN DRIVE**

36,000 VPD Along **TRANSCANADA HIGHWAY**

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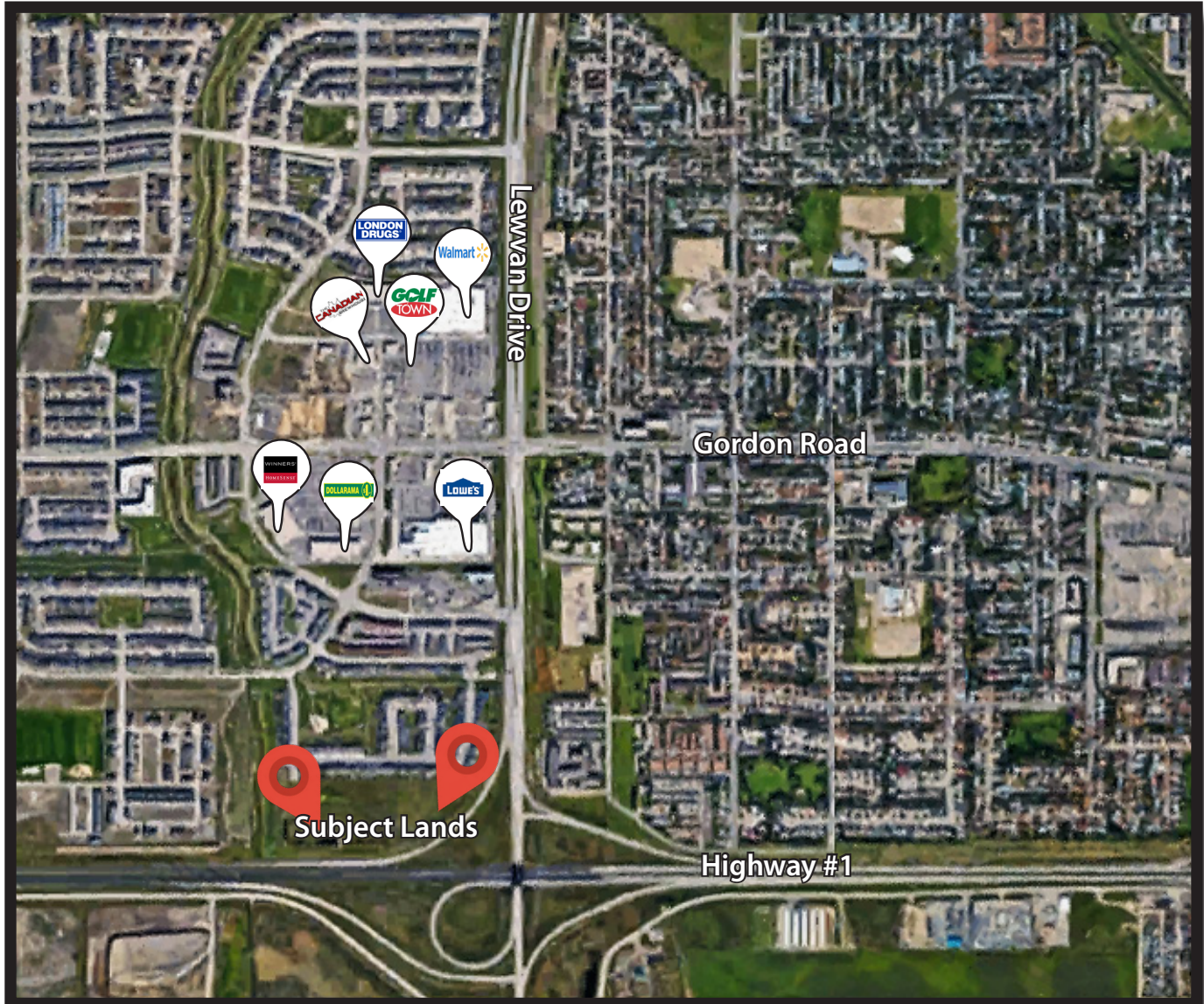
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