



## Regina Saskatchewan

\$985,000

Discover an exceptional mixed-use property in Regina's Centre Square neighborhood, just a stone's throw away from downtown. This meticulously condo-ized three-story building with a full basement offers separate titles for its main, second, and third levels, along with individual electrical and natural gas meters. Currently divided into six units, featuring a blend of commercial and residential spaces, with potential for a seventh through a small office space, the property also provides ample on-site parking. Renovated to the highest standards, each unit (excluding the small office) boasts its own private entrance, bathroom, and kitchen, offering versatile usage options such as boutique hotel rooms, Airbnbs, studios, offices, or apartments. Furthermore, the property benefits from flexible zoning, allowing for various permitted uses including Dwelling Units, Residential Homestay/Bed & Breakfast, Day Care Centers, Social Service Homes, Nursery Schools, and Supportive Living Homes, making it an attractive investment opportunity for discerning buyers. Current tenant rental info in member remarks. (id:6769)

Listing Presented By:



Originally Listed by:  
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