



## Regina Saskatchewan

\$374,500

The 2-storey xeriscaped duplex with dual 2-bedroom, 2-bathroom units presents a compelling income property opportunity. Its prime location, sustainable landscaping, and well-designed units contribute to its attractiveness among potential tenants. All units are currently tenant occupied with all the tenants wanting to stay! This income property has the potential to yield steady rental income and appreciable returns for savvy investors aiming to build and diversify their investment portfolio. Note that there is a fully finished legal suite in the basement but photos were unable to be arranged at the time of listing so none were added. Check basement photos of 2253 Quebec St to see flipped layout. Call today! (id:6769)

Bedroom 9'4 x 10'9

Bedroom 9'4 x 10'9

Laundry room Measurements not available

4pc Bathroom Measurements not available

5pc Ensuite bath Measurements not available

Primary Bedroom 12' x 12'5

Foyer 5' x 3'7

Kitchen/Dining room 12'7 x 13'10

Den 9'11 x 8'10

Bedroom 10'9 x 9'9

4pc Bathroom Measurements not available

Foyer 5' x 7'8

Living room 13'5 x 13'2

Kitchen/Dining room 12' x 21'6

2pc Bathroom Measurements not available

Utility room Measurements not available

Listing Presented By:



Originally Listed by:  
C&C REALTY

<https://ccrealty.ca/>



OAKWYNREALTY  
OKANAGAN

**Oak Wyn Realty Okanagan**

108 1980 Cooper Road , Kelowna,  
BC, V1Y 8K5

Phone: 250-861-5122

Fax:

[dan.singla@gmail.com](mailto:dan.singla@gmail.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.