



## Regina Saskatchewan

Glen Elm Park

**\$2,399,999**

SASK MLS

**R REALTOR**

PROPERTY IS CURRENTLY FULLY LEASED

ONE OF THE TENANTS IS ON A SHORTER TERM LEASE AND ITS SPACE APPRX 3,000 SQFT CAN BE MADE AVAILABLE FOR AN OWNER USER PURCHASER.

CONTACT AGENT FOR MORE DETAILS.



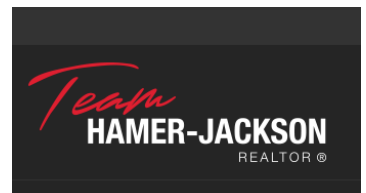
Welcome to 1445 Park Street! This is a rare opportunity to purchase a fully leased multi-tenant office building in East Regina. The property is situated half block from intersection of Dewdney Avenue and Park Street giving you great accessibility and exposure. The total building size is approx. 16,000 Sqft, over 3 split levels, on a large 31,000 Sqft lot that offers 51 parking stalls. Currently there are 4 excellent tenants with various lease terms remaining, one of the Tenant is on a shorter term lease and its space could be available contact agent for more details if you are a buyer looking to occupy one of the spaces. PHASE 1 & 2 ENVIRONMENTAL REPORT AVAILABLE. Southwest roof was redone in 2023 - \$80,000 and north roof is up to date with repairs and servicing as well. (id:6769)

### John Chung

Royal LePage Next Level

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