



## Regina Saskatchewan

\$299,000

Great opportunity! Fantastic commercial/residential property with excellent potential. This high visibility, prime location is situated at 402 Victoria Avenue by Victoria Ave & Arcola intersection; it is situated in a highly visible, high traffic location. Perfect storefront in high traffic area with an illuminated sign plus giant billboard advertising for additional exposure. Unique commercial property with incredible potential. This bungalow, built in 2015 with a separate entrance to basement is ideal to develop into a basement rental unit. The house is in immaculate, like brand new condition. Features include all new appliances (never used before), security system wired in throughout property with cameras ready to be installed. The basement cold storage room. Character features, single detached garage. Fully fenced yard with a gate provides extra security. Beautiful property - must be seen to be appreciated. it would make a perfect spot for offices or any businesses! You can even live in the downstairs and operate your own business. Contact your agent today to book your showing! (id:6769)

Other 20 ft ,5 in X 13 ft

3pc Bathroom Measurements not available

Laundry room Measurements not available

Den 18 ft X 12 ft

Living room 14 ft X 12 ft

Dining room 8 ft X 9 ft

Kitchen 11 ft X 15 ft ,5 in

Bedroom 14 ft X 12 ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Crown Real Estate



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com