



## Regina Saskatchewan

\$749,900

BEST INVESTMENT OPPORTUNITY, AMAZING CAP RATE OF MORE THAN 8.5%. SOLID TENANTS RUNNING ESTABLISHED BUSINESS WITH LONG TERM LEASE AND ANOTHER 5 YEARS LEFT ON LEASE. Located in the bustling Downtown District, 2135 Albert Street offers a fantastic opportunity for investment with ample space. Constructed with sturdy concrete and equipped with modern amenities like overhead unit heaters and rooftop HVAC, it provides a comfortable environment for both customers and employees. Additionally, the property features convenient parking options behind the building from back alley, making it an attractive for a prime location in the area. REAL ESTATE FOR SALE ONLY, BUSINESS IS NOT INCLUDED. (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.seankundra.com/>



Royal

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