



SASK MLS

# Regina Saskatchewan

\$339,900

Welcome to 2233 Queen St! Boasting 3 unregulated suites, freshly painted exterior, new shingles, fenced yard, double car garage with an oversized overhead door, an additional single car garage all sitting on a double sized lot in the sought after Cathedral area! The location can't be beat as you are walking distance to parks, schools and the trendy 13th Ave where you will find shops, restaurants, etc. This property offers the flexibility for an investor to continue to rent each unit or to live in one and rent out the others! Unit A - As you enter the suite, you are greeted with original hardwood floors, freshly painted walls and all of the character finishings that you would expect in a Cathedral house. There are 2 nice sized bedrooms and a 4 piece bathroom that was completely renovated a few years ago. The kitchen has plenty of cabinets and working space for cooking. This unit is currently rented with the single garage. The tenant pays \$1,500 rent per month and pays utilities for the whole property. Unit B - This cozy renovated 1 bedroom suite offers a new bathroom, new floors, fresh paint and large windows. The natural gas fireplace gives the tenant the flexibility to manage their own temperature. The tenant pays \$1,100 rent per month. Unit C - this is a BIG, 1 bedroom suite that has new floors throughout, fresh paint, updated plumbing and electrical! The wood burning fireplace is an additional bonus that not only adds character but the flexibility for the tenant to manage their own temperature. The tenant pays \$1,200 per month. Double Car Garage - The oversized garage is rented separately for \$500 per month. It offers an oversized overhead door, regular overhead door, man door, work bench, new electric openers x 2, updated electrical and new shingles. The property has been easy to rent and generates monthly rents of \$4,300. Professionally managed by "Hawkeye Pro..."

**Kitchen** 12 ft X 11 ft

**Living room** 15 ft X 15 ft

**Bedroom** 15 ft X 15 ft

**4pc Bathroom** 8 ft X 5 ft

**Kitchen** 17 ft X 16 ft

**Living room** 19 ft, 9 in X 11 ft

**Bedroom** 12 ft X 11 ft

**Bedroom** 11 ft, 6 in X 8 ft, 6 in

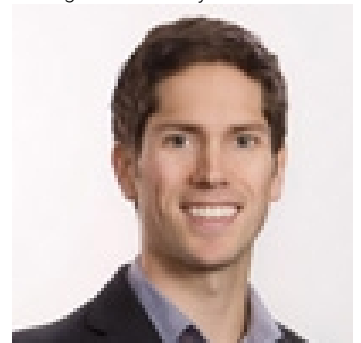
**Kitchen** 17 ft X 16 ft

**3pc Bathroom** 5 ft X 4 ft

**Bedroom** 10 ft X 8 ft

**Living room** 7 ft X 8 ft

Listing Presented By:



Originally Listed by:  
Realtyone Real Estate Services Inc.



**Royal**

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