



# FOR SALE

1233 & 1235 Broad St

**Lot Size**  
12,501 SF

**Rentable Area**  
16,256 SF

**Building Size**  
15,844 SF  
+ rentable  
basement

**Sale Price**  
\$1,600,000

**Taxes 2022**  
\$24,561.20

**Zoning**  
Mixed  
High-rise



Great investment opportunity filled with historic charm built in 1928. This multi-tenant building is located on Broad Street directly across from Centennial Mall giving it the high traffic count of 31,100 vehicles per day (City of Regina Traffic Flow Map 2019).

The property is fully leased and consists of two connected buildings:

A single-story building consisting of poured in place concrete with a full basement. The current tenant occupying this space is New-line Boxing.

A two-story building consisting of brick, post & beam construction with high ceilings and a full basement. This building is full of character.

The tenants that occupy the two-story building are a tattoo parlor on the main floor, a restaurant and bar with a full kitchen (equipment not included) on the second level. The basement consists of a pediatricist, a seamstress, a barbershop, and storage space.

### Other notable features include:

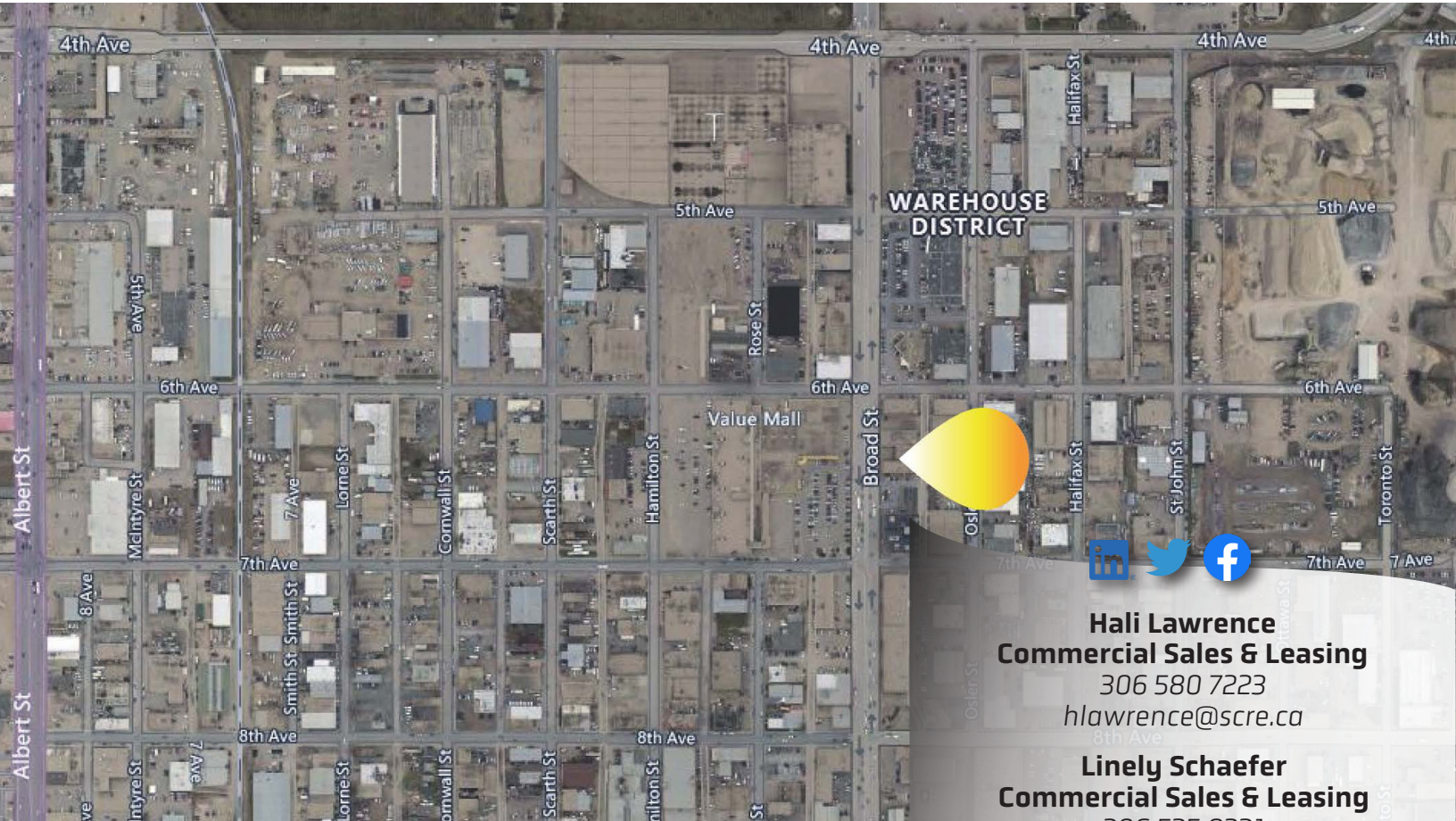
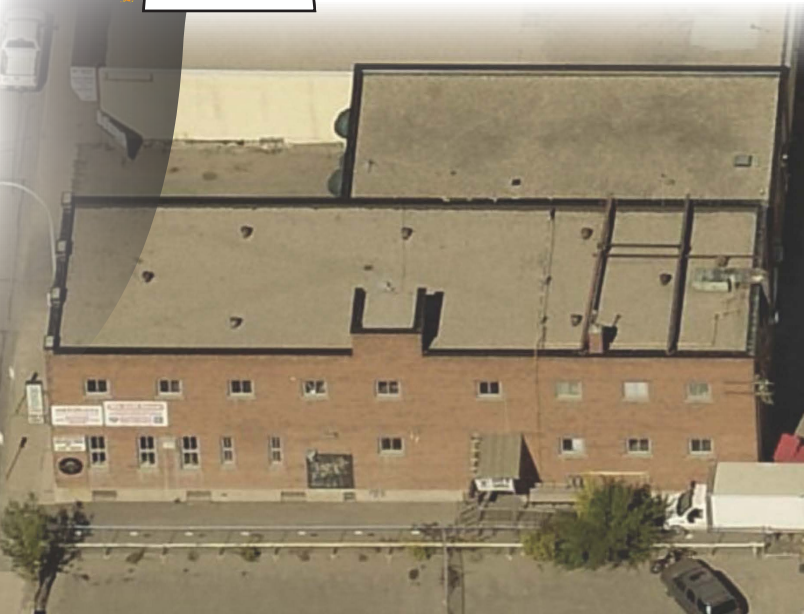
- Each floor has its own forced air furnace;
- Roof upgrades were made in 2019;
- Two functional overhead loading docks at rear;
- 6 parking stalls in front with 8 stalls at back.

Lot 4-5 BIK 139 Plan Old33



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