

# FOR SALE

## 2105 Cornwall St.

**Lot Size**  
9,351 SF

**Units**  
30

**Building Size**  
16,740 SF  
+ 5,580 SF  
Basement

**Sale Price**  
\$1,650,000

**Taxes 2022**  
\$30,520.19

**Zoning**  
Mixed  
DCD-CS



### Rare investment opportunity!

This three story walk- up apartment building with full basement consists of 21 one bedroom units and 9 bachelor suites. Located Downtown in the transition area/center square, the tenants residing here have easy access to all the Downtown amenities, Regina General Hospital, parks, and to the various events hosted in the area year round.

The original building was constructed in 1910 and the addition was build in 1937 on the east side. Both buildings have a full basement consisting of storage, laundry rooms, boiler rooms, and electrical meter room.

This steal of a deal averages \$55,000 per unit! The potential to add value is huge! With a price like that this property will not last long. Schedule a showing with the listing agents today!

### Other notable features include:

- Each unit has its own braker box;
- Roof upgrades were made in 2020;
- Boilers were replaced in 2022;
- 8 parking stall along the south side of the building.

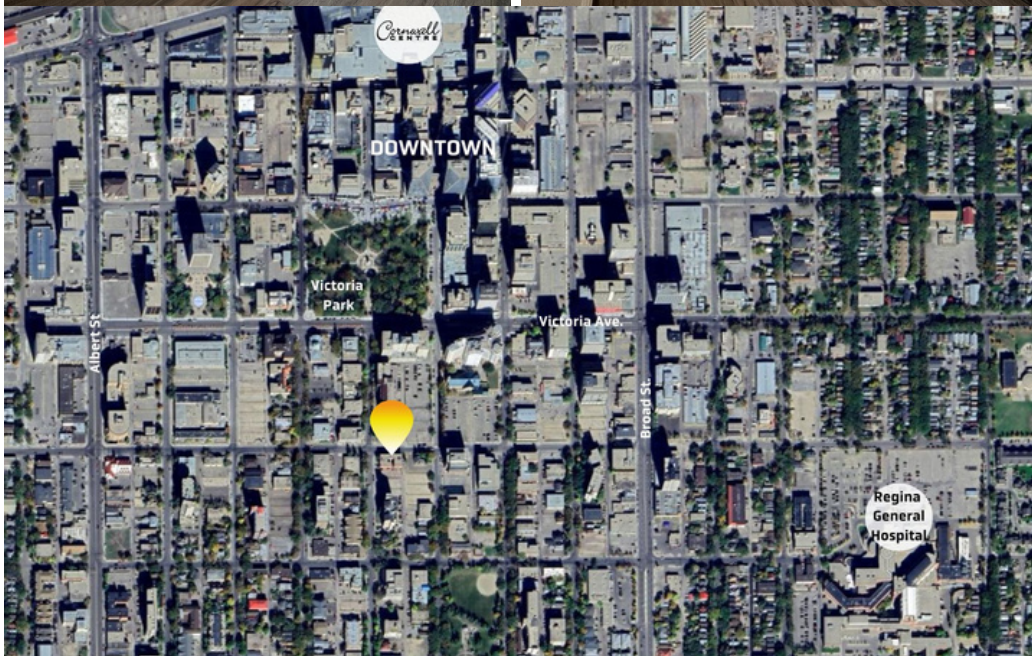
Lot: 1 Blk: 408 Plan: OLD33  
Lot: 28 Blk: 408 Plan: 101187569





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