



FOR SALE

777 Broad Street

Land Size
56,000 SF
or
1.29 acres

Building Size
14,000 SF
with 1,400 SF
Mezzanine.

Zoning
IA-Light
Industrial

Taxes (2023)
\$46,449

Built in
1985

Sale Price
\$5,500,000



ATTENTION HEART OF AUTO DISTRICT



Sale Price: \$5,500,000.00

Land Size: 56,000 sq.ft.

Building Area: 12,600 sq.ft.

Mezzanine: 1,400 sq.ft.

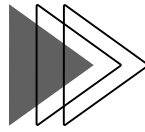
Overhead Doors: 1-8ft Wide x 10ft dock door
1-11ft Wide x 16ft grade door
1-10ft Wide x 12ft grade door

Taxes (2023): \$46,449.00

Zoning: IA-Light Industrial

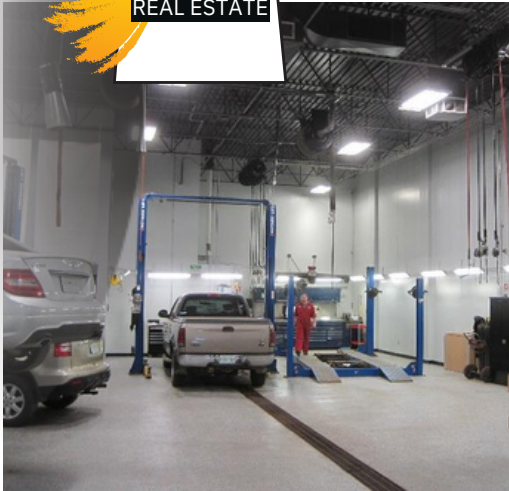
An automotive dealership building is presently available for sale. The facility is situated seven blocks north of the downtown area on the eastern side of Broad Street, between 1st Avenue and 2nd Avenue. Broad Street is one of Regina's primary traffic arteries, with an average daily traffic count of 24,000 vehicles on this stretch of road. Titan Automotive to lease back for up to 3 years at fair market rent.

This site encompasses approx 56,000 square feet or 1.29 acres of real estate, featuring a one-story auto dealership with a showroom and 3,800 sq.ft. service area, plus a 1,400 sq.ft. mezzanine. The total 8,800sq.ft. main floor area is 90' by 140' measuring 12,600 sq.ft., plus a 1,400 sq.ft. staff room/storage mezzanine. The building was constructed in 1985, with subsequent renovations carried out over the years.



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Gord Scaper
306 570 6777
gmscraper@scre.ca

scre.ca