



FOR SALE

The Hamilton

1867 & 1871 Hamilton Street
Regina, SK

Exclusive Investment Opportunity Prime Downtown Regina Portfolio

Portfolio includes 23 Residential Condominium Units and 1 Commercial Office Condominium which can be purchased as a package or separately

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**AVISON
YOUNG**

PROPERTY DETAILS

PROPERTY NAME

The Hamilton

PROPERTY ADDRESS

1867 Hamilton Street

YEAR BUILT

1967 with conversion to residential tower in 1997

UNITS AVAILABLE

23 Residential condominium units
sizes ranging from 650 sf - 998 sf
100 % occupancy

UNIT MIX

- Seven - two bedroom one bath
- Six- two bedroom two bath
- Ten - one bedroom one bath

PARKING

Building has a 4-storey interior parkade
Directly north of the building is a surface
secured gated parking lot.

26 parking stalls are included with the 23
residential condominiums.

AMENITIES

- 24/7 Fitness Center
- Social lounge with pool table
- Rooftop patio with BBQ & hot tub
- Concierge service
(Mon - Fri, 8 am - 4 pm)
- Storage lockers

ZONING

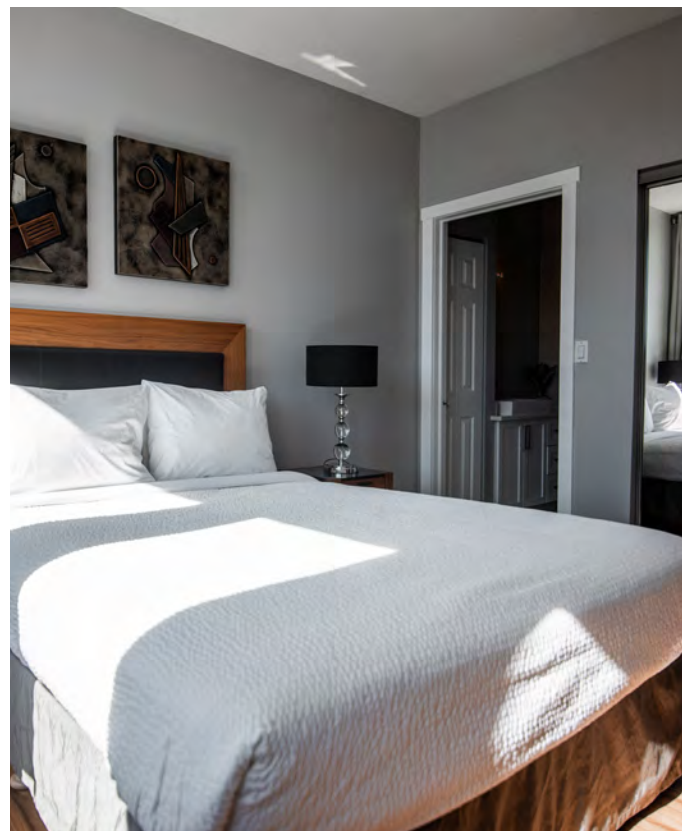
DCD-Downtown

ASKING PRICE

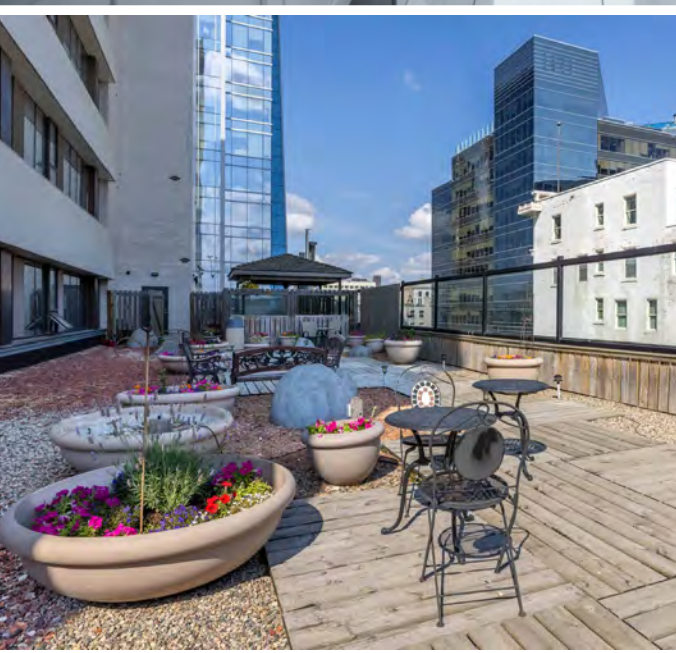
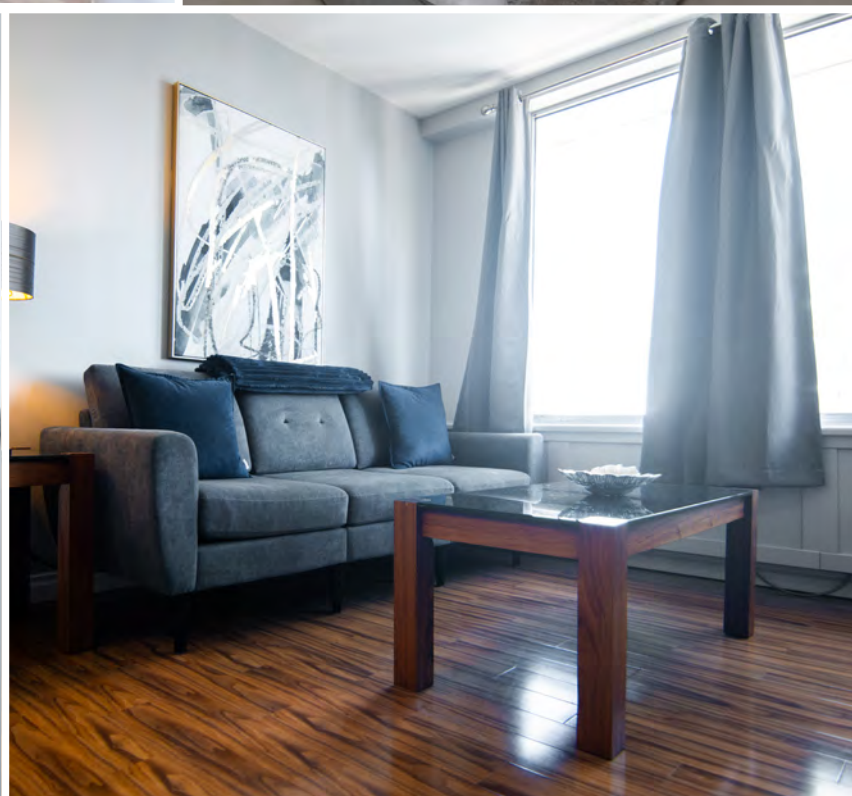
\$5,275,460

Investment Overview

An exceptional opportunity to acquire 23 residential condo units in The Hamilton, located in the heart of downtown Regina. These executive suites are currently at 100% occupancy and operated as short- and mid-term rentals, offering immediate cash flow potential. The units come well-appointed, with furnishings negotiable. Investors also have the option to convert the suites to long-term rentals, providing added flexibility and value to suit a range of investment strategies.



The property's luxury finishes, scenic downtown views, and proximity to shopping, dining, and entertainment creates a highly desirable living environment for tenants, positioning these units for strong demand and continued income generation.



PROPERTY DETAILS

PROPERTY NAME

The Hamilton

PROPERTY ADDRESS

1871 Hamilton Street

YEAR BUILT

1967 with conversion in 1997

UNITS AVAILABLE

One commercial office condominium unit

SIZE

Condo Unit is 10,009 sf according to the condominium plan

Leased Area:

Office area - 8,428 sf

Storage area - 232 sf

Vacant - 1,349 sf (approx.)

PARKING

Building has a 4-storey interior parkade
Directly north of the building is a surface secured gated parking lot.

10 parking stalls are included with the commercial office condominium which are leased to the current tenant (8 included in lease and 2 direct to employees)

AMENITIES

- 24/7 Fitness Center
- Social lounge with pool table
- Rooftop patio with BBQ & hot tub
- Concierge service
(Mon - Fri, 8 am - 4 pm)
- Storage lockers

ZONING

DCD-Downtown

ASKING PRICE

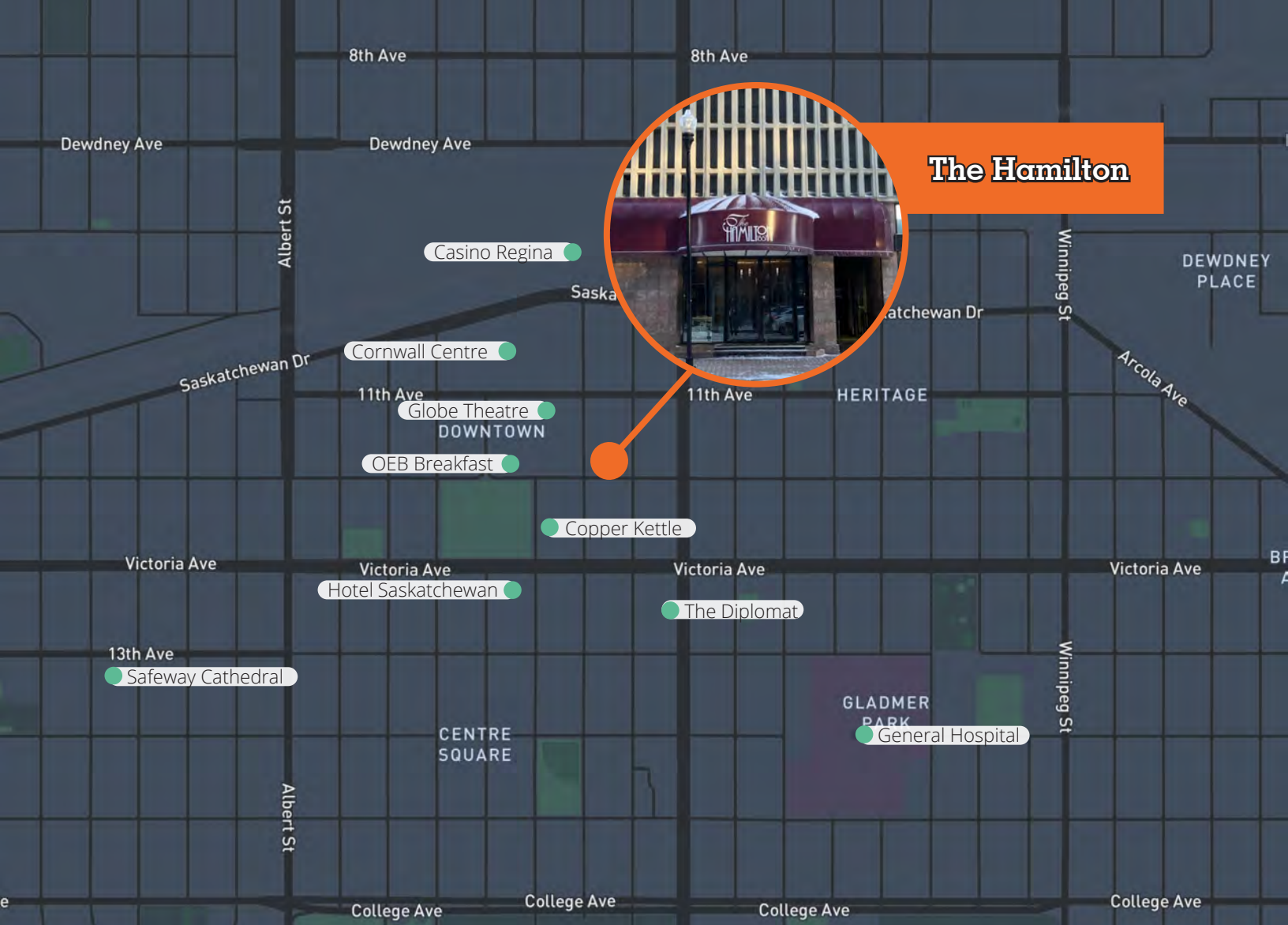
\$3,032,000 (NOI available upon request)

Investment Overview

This commercial condominium at 1871 Hamilton Street offers a stable and secure investment opportunity. 8,660 square feet is currently leased to His Majesty the King in right of Canada represented by the Minister of Public Works and Government Services (Canada Border Services Agency), this long-term government tenant ensures reliable cash flow and minimal management responsibilities.



The specialized commercial unit generates steady Net Operating Income (NOI), supported by the secure tenancy and its prominent location in downtown Regina. The lease was renewed effective August 1, 2024. This well-maintained property offers investors a dependable income stream with potential for long-term value appreciation.



For further insight into the financial performance, including detailed information on Net Operating Income (NOI), investors can request access to the Confidential Information Memorandum (CIM) and Data Room. Access is available upon signing a Confidentiality Agreement and an Agency Disclosure Form.

LISTING AGENTS



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