



Fully Built-Out, Multi-Level Facility with Downtown Parking Lot

Located in the heart of downtown Regina, this 19,956 SF commercial facility spans three finished levels and offers incredible versatility for a range of users or investors. As part of the sale, the property also includes the parking lot at 1810 Smith Street, providing rare downtown parking convenience and added value.

Built with partition walls, the interior layout is highly adjustable, making it ideal for repurposing or multi-tenant use. The building features multiple kitchens, upgraded mechanical systems, fibre internet, and elevator access to all floors.

This is a rare opportunity to purchase a downtown facility with extensive built-out space, solid infrastructure, and a separately titled parking lot included in the price. A strategic asset with immediate usability and great potential for future development.



Purchase Price:
\$1,590,000



Building Area:
Main floor - 7,657 sf approx.
Second Floor - 7,657 sf approx.
Sub-Total - 15,314 approx.
Basement - 4,642 sf approx.
Total - 19,956 sf approx.



Parking:
15 on site parking lot



Possession:
Subject to Negotiation



Zoning:
DCD-D Downtown

For further information

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Building Features & Upgrades

- Boilers replaced 10 years ago
- AC unit replaced 7 years ago
- Electronic thermostats throughout
- Upgraded mechanical system
- High-speed fibre internet
- Elevator access to all floors – fully handicap accessible
- Partition wall construction for flexible, customizable layouts
- 2 stalls at 1847 Smith Street & 13 stalls at 1810 Smith Street

Ideal For:

- Professional office users
- Education and training centers
- Health, therapy, or wellness practices
- Community organizations and nonprofits
- Investors seeking a reconfigurable downtown asset with valuable parking



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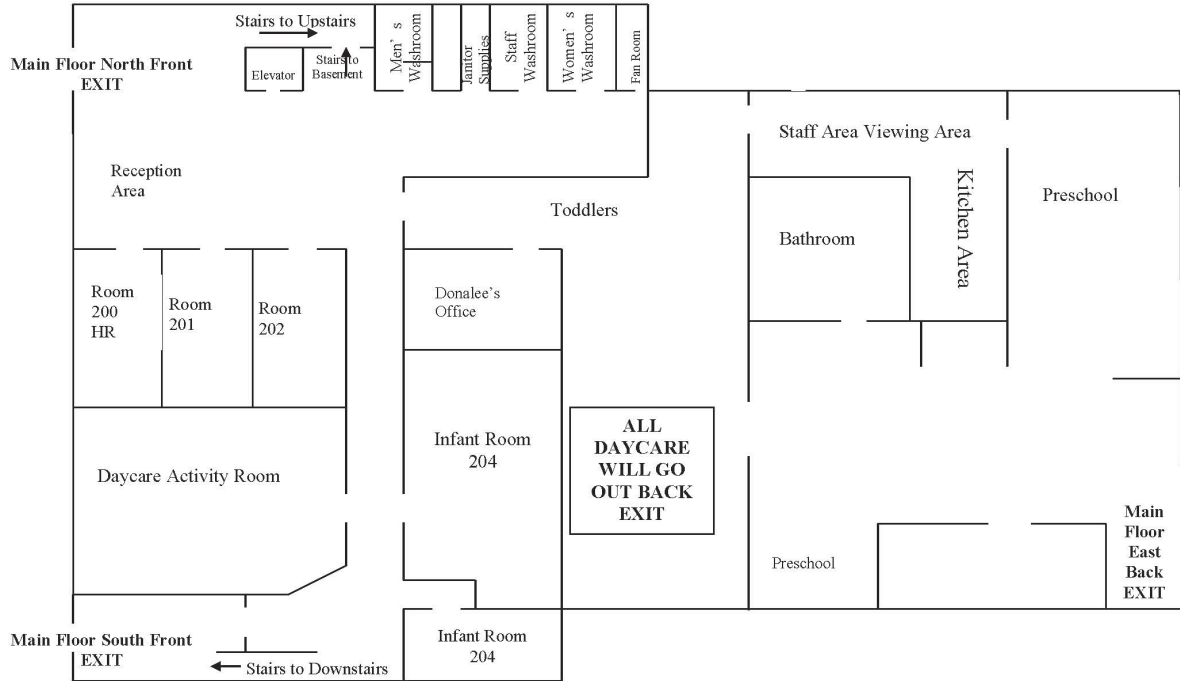


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**AVISON
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Retail/Office For Sale

1810 & 1847 Smith Street, Regina, SK



Main Floor (Approx. 7,657 SF)

- Front reception area and enclosed rooms
- Large open-use areas
- Multiple washrooms, including handicap-accessible facility
- Full kitchen
- Janitor closet, fan room
- Elevator and stair access to all levels
- Multiple exit points (North Front, South Front, East Back)



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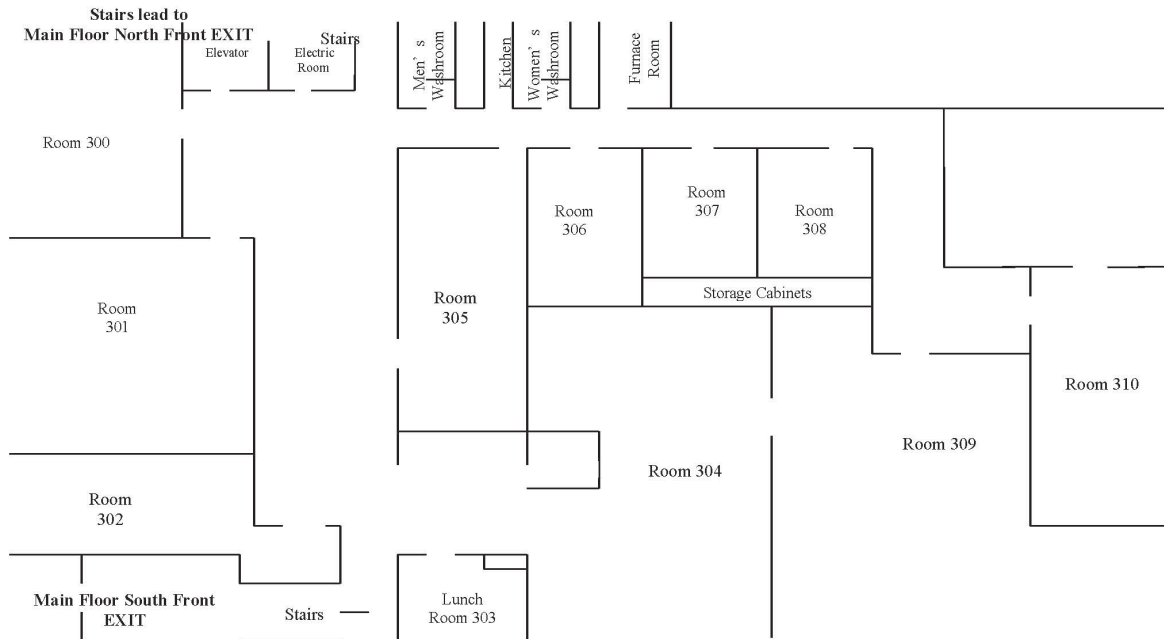


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Second Floor (Approx. 7,657 SF)

- 11 rooms of varying sizes suited for offices, classrooms, or treatment spaces
- Two full kitchens and one kitchenette
- Lunchroom and built-in storage cabinetry
- Separate men's and women's washrooms
- Server room with fibre internet
- Furnace room
- Elevator and stairwell access



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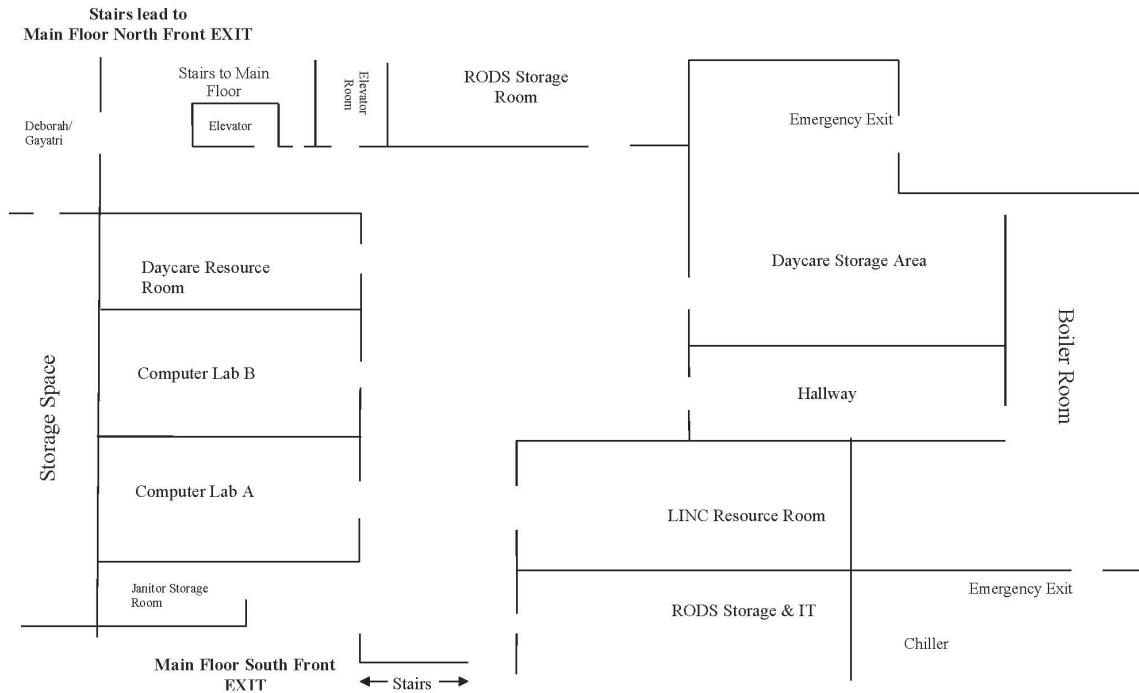


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Basement (Approx. 4,642 SF)

- Several rooms ideal for training, IT, or storage use (e.g. former computer labs and resource rooms)
- Kitchen
- Mechanical spaces: boiler room, chiller room, elevator room
- Janitor and general storage areas
- Emergency exits and accessible layout



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