

**Reduced Sale Price &
Reduced Lease Rate**

**Full 5% Commission
to Leasing Agent or Selling Agent**

Downtown office condos in a historic building

Two units, 403 and 404, side by side on the fourth floor available together or separately.

1853 Hamilton Street, commonly referred to as "The Leader Building." Constructed in 1912, The Leader Building has been designated a heritage property due to the age and history of the building. Much of the building's original character remains intact.

The building also includes a parkade on the basement floor. Purchase of unit 403 includes 2 parking spots, and are available at an additional charge if leased. For unit 404 there is 1 parking spot included, which can be leased at \$200 per month as part of leasing the unit.



Available Area

Unit 403: 2,221 sf
Unit 404: 1,312 sf



Asking Sale Price

Unit 403: ~~\$599,000.00~~ Now: \$569,000.00
Unit 404: ~~\$369,000.00~~ Now: \$339,000.00



Asking Lease Rate

Unit 403: ~~\$9.00 psf~~ Now: \$8.00 psf
Unit 404: ~~\$10.00 psf~~ Now: \$9.00 psf



Opt Costs

Unit 403: \$13.90 psf (2024 est)
Unit 404: \$8.21 psf (2024 est)

For further information

Linely Schaefer

Managing Director, Broker
306 559 9009

linely.schaefer@avisonyoung.com

Garry Oledzki

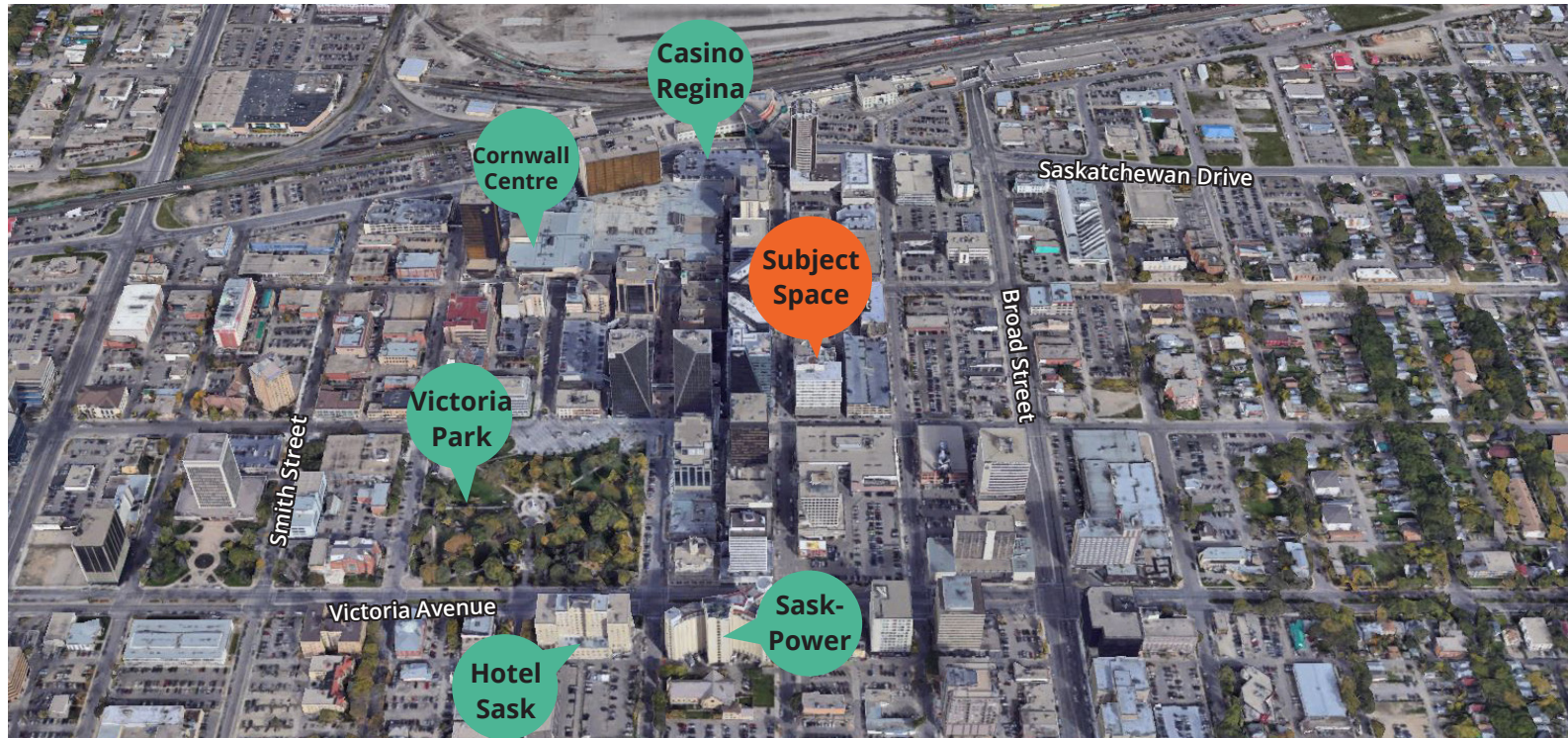
Sales & Leasing
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Downtown Office Condos For Lease or For Sale

403 and 404 1853 Hamilton Street
Regina, SK S4P 2C1



Unit 403



Unit 404



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