



COMMERCIAL REAL ESTATE (REGINA) LTD.

3440 REGINA AVE.



RIVER HEIGHTS SHOPPING MALL

- Location:** Corner of Elphinstone and Regina Avenue
- Vacancy:** A) 1,065 sq.ft. (end cap) Currently operating as Orchid Florist
B) 1,954 sq.ft. (in line space)
- Rental Rate:** A) \$16.00 psf/annum (utilities are extra)
B) \$14.00psf/annum (utilities are extra)
- Operating Costs:** \$6.99 psf/annum (estimated)
- Comments:** Well located strip mall next to Wascana Park, just minutes from the airport and downtown. Other tenants in the mall include office, medical, pharmacy, dry-cleaning, and the Chimney Restaurant. Adjacent to the mall are new luxury style residential condominiums.
- Contact:** **Greg Belof**
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