



COMMERCIAL REAL ESTATE (REGINA) LTD.

# 365 BROAD STREET

## RETAIL/OFFICE BUILDING INVESTMENT



**PRICE  
REDUCED !!**

**Building Size:** 3,025 sq.ft.  
**Land Size:** 9,365 sq.ft.  
**Taxes:** \$9,849.00 (2009)  
**Year Built:** 1985  
**Selling Price:** ~~\$375,000.00~~ **\$349,000.00**

**Comments:** Attractive brick faced, visible strip mall on busy Broad Street, one of Regina's major north/south traffic streets, traffic count – 14,800 vehicles per day. Three existing Tenants are: Comstock Canada, Saveway Tax Services, Assmans Barber/Styling. Tenants pay own gas and electrical which are separately metered. Site has 15 parking stalls 8 in front and 7 in the rear of the building.

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**FOR  
SALE**