



COMMERCIAL REAL ESTATE (REGINA) LTD.

# 438 VICTORIA AVENUE

**PRICE  
REDUCED**



- Building Size:** 4,874 sq.ft.
- Land Size:** 6,749 sq.ft.
- Year Built:** 1960
- Lease Rate:** \$9.50 psf
- Taxes:** \$4,391.00 (2008)
- Comments:** Former Bank of Montreal Building. Lends itself to many different uses. Northeast corner of Victoria Avenue and Edgar Street.
- Asking Price:** ~~\$550,000.00~~ **\$465,000.00**
- Contact:** **Linely Schaefer**  
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**FOR SALE OR LEASE**