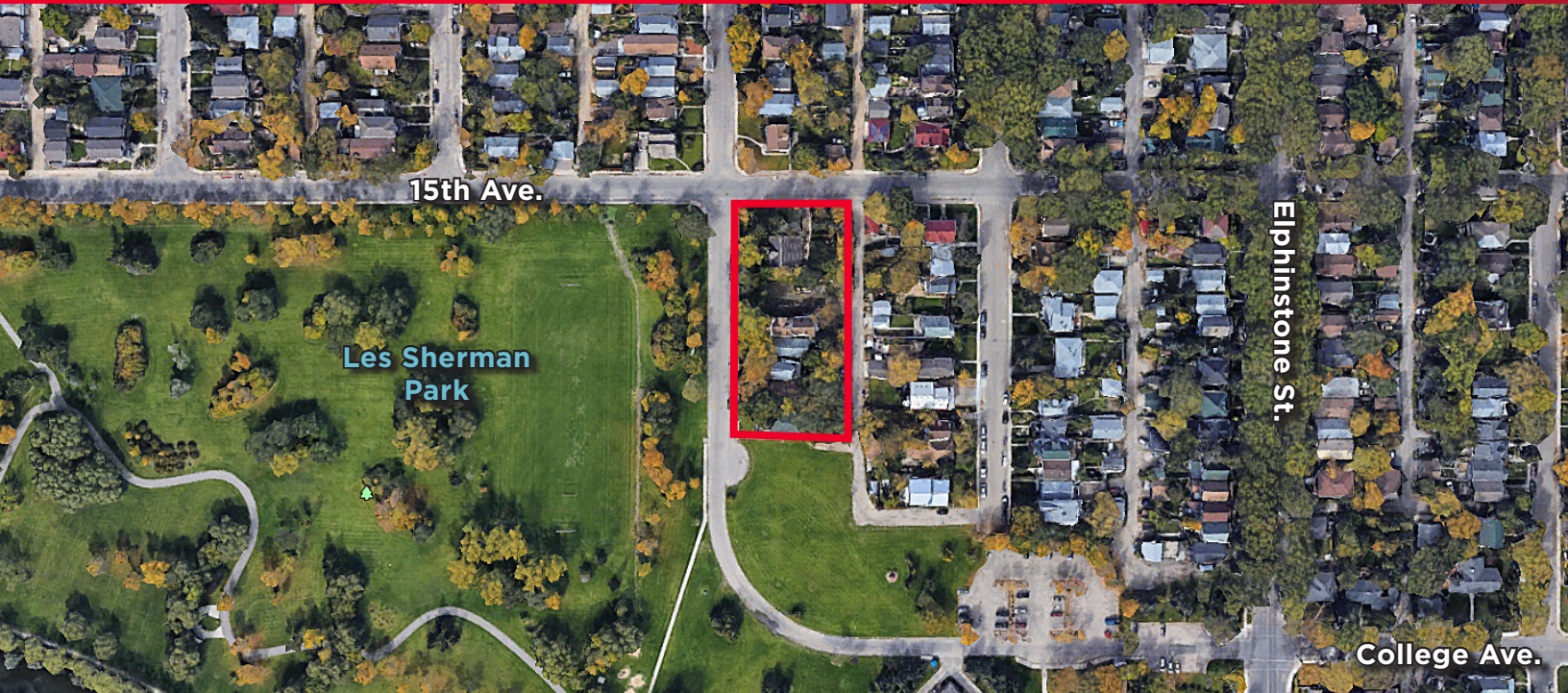




**CUSHMAN &
WAKEFIELD**
Regina

FOR SALE

2300 Block - McTavish Street
Regina, SK S4T 3X4



Civic Addresses

- 2301 McTavish Street - Lot 1-3 Blk/Par 455A-Plan DV4420 Ext 0
- 2321 McTavish Street - Lot 4 - Blk/Par 455A-Plan DV4420 Ext 0
- 2325 McTavish Street - Lot 5- Blk/Par 455A-Plan DV4420 Ext 0
- 2327 McTavish Street - Lot 6 - Blk/Par 455A-Plan DV4420 Ext 0
- 2331 McTavish Street - Lot 7 - Blk/Par 455A-Plan DV4420 Ext 0
- 2333 McTavish Street - Lot 8 - Blk/Par 455A-Plan DV4420 Ext 0
- 2341 McTavish Street - Lot 9 - Blk/Par 455A-Plan DV4420 Ext 0, Lot 45 - Blk/Par 455A - Plan 101223852 Ext.13
- 2345 McTavish Street - Lot 11-Blk/Par 455A-Plan DV4420 Ext 0, Lot 46-Blk/Par 455A - Plan 101223863 Ext. 14

Sale Price

- \$2,800,000.00

Land Size

- 34,497.5 square feet (.79 AC)
or 275.98' x 125' deep

Zoning

- Residential Urban Zone (RU)

Property Taxes

- 2301 McTavish Street - \$ 3,441.64
- 2321 McTavish Street - \$ 1,402.94
- 2325 McTavish Street - \$ 1,404.18
- 2327 McTavish Street - \$ 3,868.66
- 2331 McTavish Street - \$ 1,578.26
- 2333 McTavish Street - \$ 1,848.09
- 2341 McTavish Street- \$ 1,999.96
- 2345 McTavish Street - \$ 2,576.91
- **Annual Property Taxes: \$ 18,120.64/annum**

Property Details

- Located adjacent to Les Sherman Park and Wascana Creek. The property is currently comprised of six residential houses on 12 separate lots and is the entire block.
- The site can accommodate a potential 3 storey residential development with 50% site coverage or 17,000 sq ft per floor for a total building area of 51,000 sq ft.

Mike Hogan

President, Broker
Direct +1 306 791 9510
Mobile +1 306 533 9755
mike.hogan@cwregina.com

Peyton Hogan

Partner
Direct +1 306 791 9577
Mobile +1 306 541 3513
peyton.hogan@cwregina.com

2161 Scarth Street, Suite 200
Regina, SK S4P 2H8
Fax +1 306 791 3777
cushmanwakefieldregina.com