

VIEW ONLINE 

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Investment opportunity at Dewdney Ave & Lewvan Drive

FOR SALE | 4318 Dewdney Avenue, Regina | SK

This one storey retail strip mall has four (4) retail tenants (one vacant space).

Located at the northeast corner of Dewdney Avenue and the Lewvan expressway. It is in close proximity to the Pasqua Hospital, Marriot Hotel, Burger King and the Dewdney Avenue Liquor Store. Traffic count at Lewvan and Dewdney is 66,200 vehicles per day.

Asking Price:

\$1.9M

(\$1,900,000.00)

FEATURES

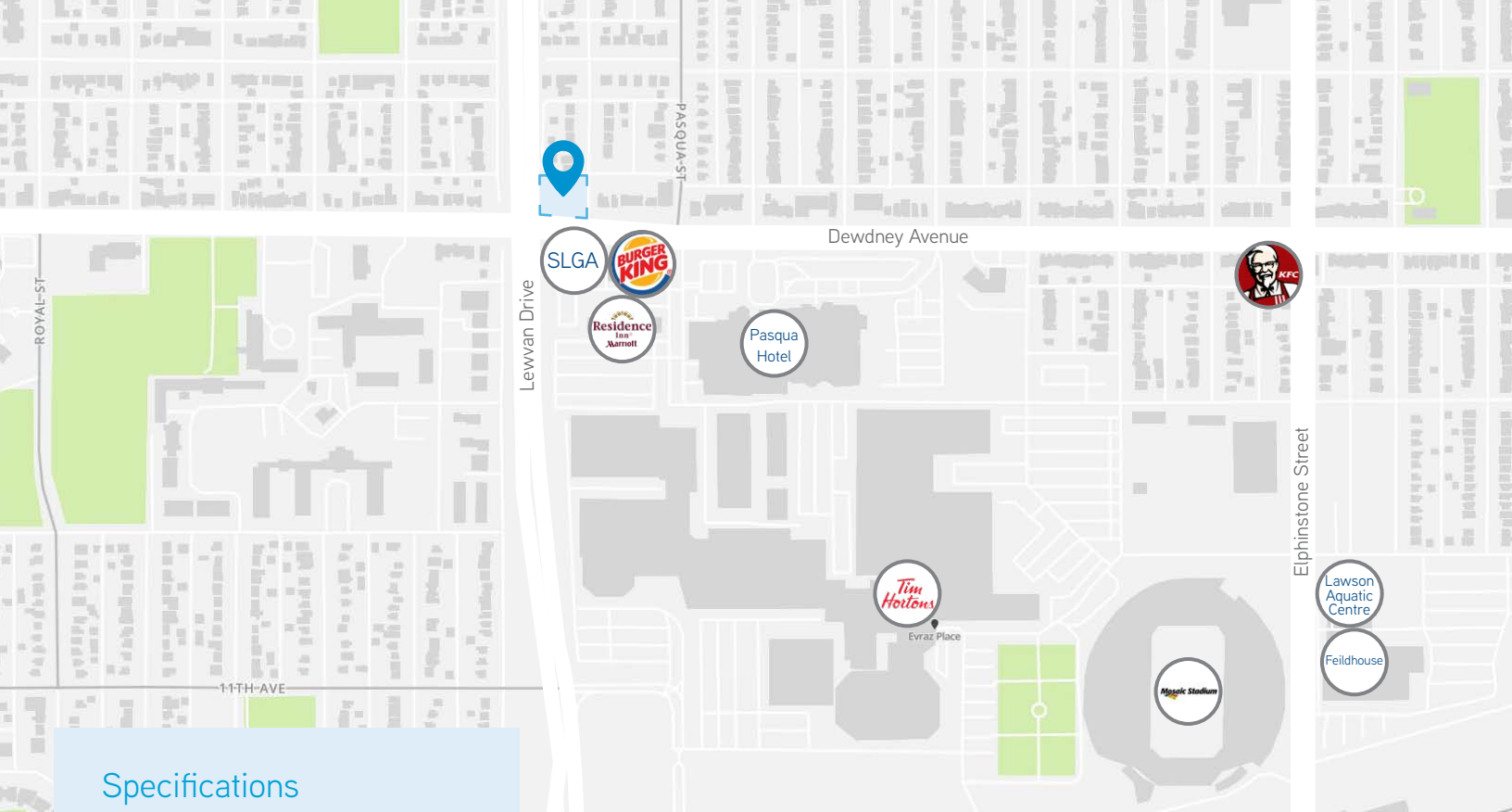
- Built in 1987
- Chain fence on the west side of property
- Asphalt paving at front
- Tenants: Brand's Convenience, Domino's Pizza and Heritage Ethic Market

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Specifications

Building Size	7,958 SF
Land Size	17,975 SF
Zoning	MLM- Mixed Large Market
Possession	C.O.D
Asking Price	\$1,900,000.00
Property Taxes	\$28,138.13 (2019)

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Area Demographics (3km radius)



Current Population
 (2017)
 51,923



Median Household Income
 (2019)
 \$65,005



Projected Population
 (2025)
 53,000



Retail Landscape
 Personal Care : 55.3%
 Restaurants : 22.6%
 Financial Services : 16.4%
 Cafes : 3.8%
 Bars : 1.9%

EAST SIDE (EDWARD STREET)

