

Heritage status. Imagine the possibilities.



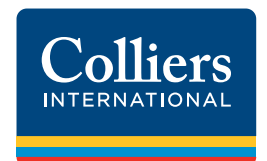
FOR SALE

PRIME DEVELOPMENT LAND ON THE CORNER OF BROAD STREET AND COLLEGE AVENUE

1751 College Avenue

REGINA, SK

**SHARON MITTERMAYR**  
Associate VP | Sales Associate  
+1 306 537 9844  
sharon.mittermayr@colliers.com



Accelerating success.



# The Offering

## ABOUT

Located just south of downtown Regina, this property is visible to approximately 22,000 vehicles per day. In addition to the daily traffic count it is surrounded by the latest development from Fiorante Homes & Commercial Ltd. Canterbury Park.

Canterbury Park is prominently located on the corner of Badham Boulevard and Broad Street which is made up of two (2) twin buildings: Canterbury Common and Canterbury Garden. Both provide retail, residential, office, and medical synergy.

Canterbury Estates includes attached 2-storey and bungalow condominiums in addition to College Park Retirement Residences 1 and 11 as well as Anson Park.

This property is in close proximity to the Regina General Hospital, Wascana Park and Wascana Lake, University of Regina College Avenue Campus, the downtown core, Qu'Appelle House, and CBC Saskatchewan.



Prime land for redevelopment



Located at one of the busiest intersections in Regina



Short distance to the downtown core and all its amenities

## THE PARTICULARS

Property Size	2.04 AC
Land Location	Lot A Plan 8 Plan FU1338 Ext 12
Zoning	DCD-QP - Former Diocese of Qu'Appelle Lands
Possession	Upon Completion of Documents
Sale Price	\$1,500,000/acre

