INVESTMENT SALE

ICR COMMERCIAL REAL ESTATE

1000 FLEURY STREET, REGINA SK

OVERVIEW

Located with convenient access to Ring Road and Ross Avenue - 1000 Fleury Street holds value for investors and owner-users alike. The property is located on a corner lot with access from both Fleury Street and 4th Avenue. The building is partially leased, with flexible terms at market rents. Please inquire with listing agents for details regarding existing tenancy.

PROPERTY PROFILE

BUILDING SIZE
±42,060 SF

LAND SIZE
±2.42 Acres

SALE PRICE
$3,300,000

PROPERTY TAXES
$84,890.30 (2026 estimate)

PROPERTY DETAILS

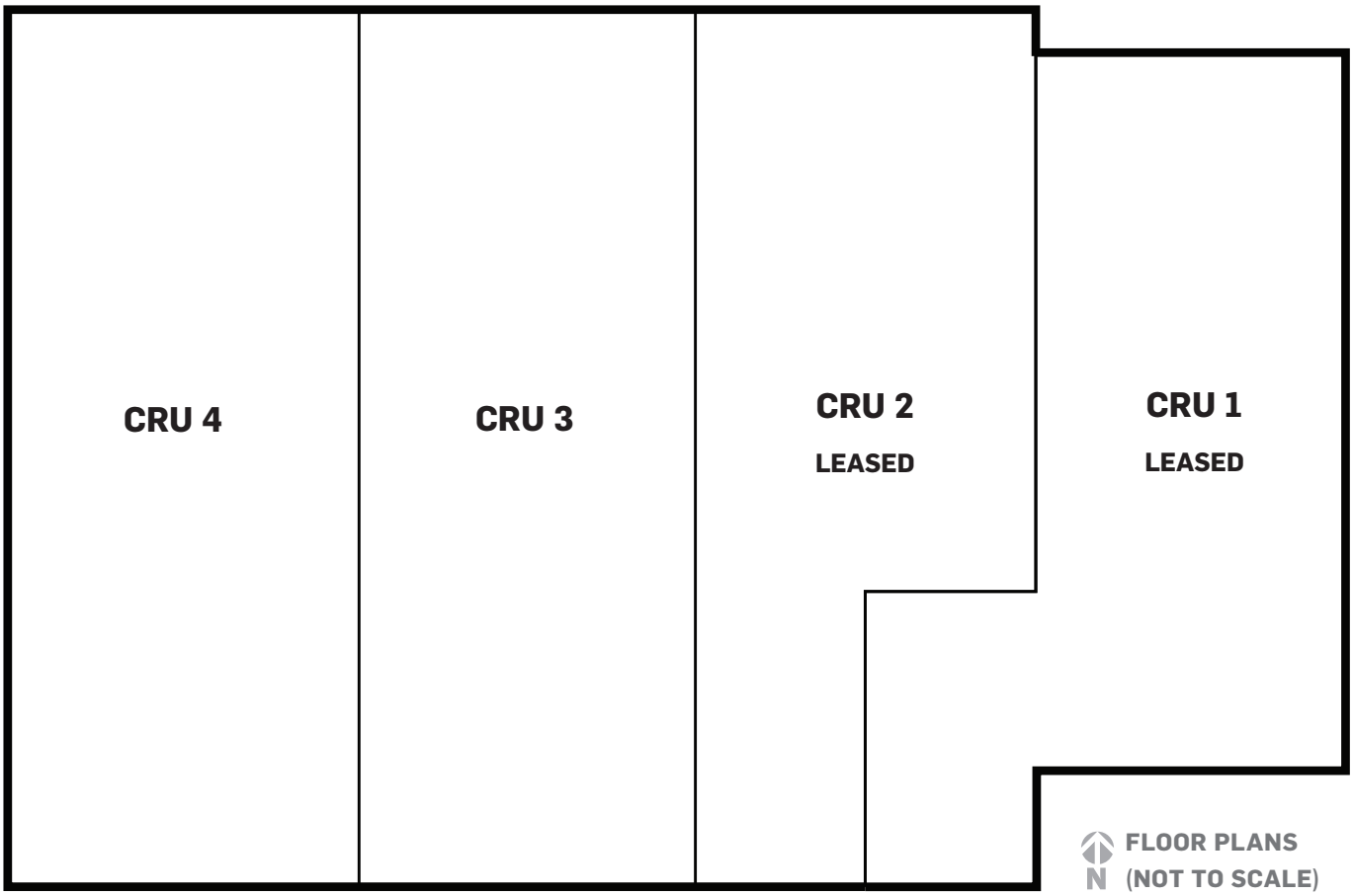
- New 8' x 8' OH dock doors with levelers and bumpers
- Cinder block along north wall to be replaced in Spring 2026
- North, south and west walls to receive new exterior paint in Spring 2026
- New LED lighting throughout warehouse
- Recently improved roof drainage system

ZONING
IH

LEGAL DESCRIPTION
Surface Parcel 106967582

POSSESSION
Negotiable

1000 FLEURY STREET



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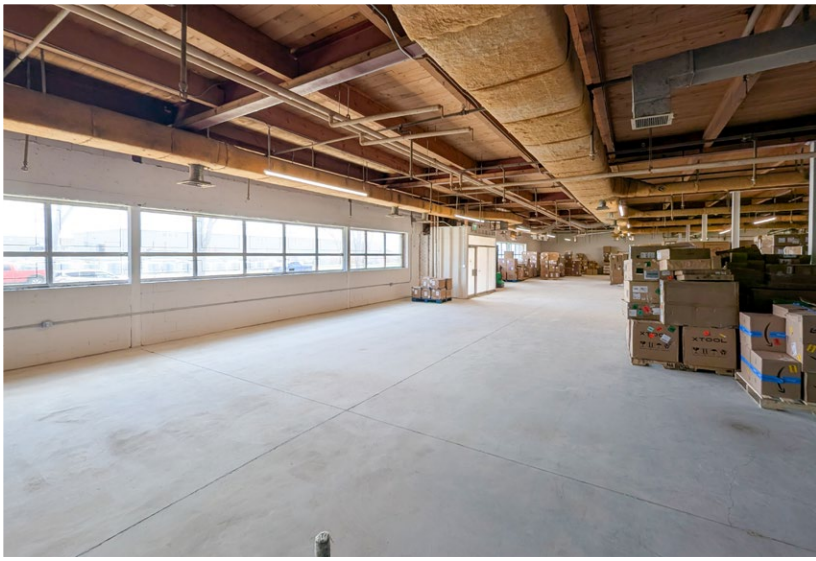

1000 FLEURY STREET

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F: 306.721.1940

SALES & LEASING
SASKATOON
275 1ST AVENUE N
SASKATOON, SK S7K 1X2
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F: 306.664.1940

SALES & LEASING
NORTH SASKATOON
840 48TH STREET E
SASKATOON, SK S7K 3Y4
P: 306.933.2929
F: 306.931.0882

PROPERTY MANAGEMENT
SASKATOON
100 – 261 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6118
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