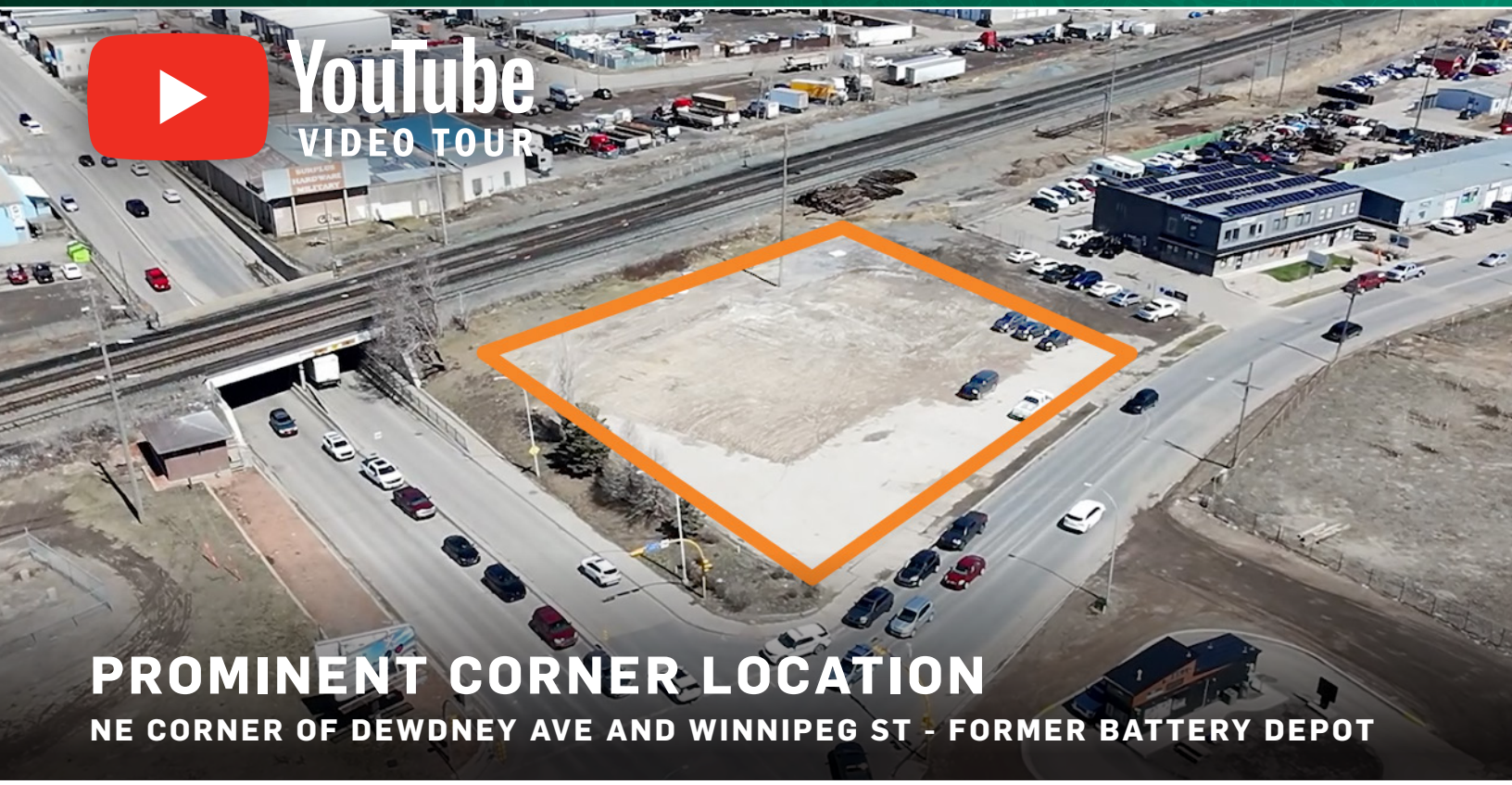
LAND FOR SALE



980 DEWDNEY AVENUE, REGINA SK

OVERVIEW

Situated at one of Regina's busiest intersections, this 0.94-acre parcel offers unmatched exposure at the gateway to Tuxedo Industrial Park. With an impressive traffic count of approximately 40,000 vehicles per day, the site presents an ideal opportunity for high-visibility development. Whether you're an owner-user seeking a strategic location or an investor targeting future upside, this site delivers both flexibility and presence. Zoned to accommodate a wide range of commercial uses, the property is perfectly suited for gas or EV charging stations, quick-service restaurants, small-format industrial bays, coffee shops, or retail storefronts. It also presents potential as a car lot or display yard thanks to its ample frontage and corner access. With the continuing growth of Regina's industrial and commercial sectors, this property stands out as a rare chance to secure a versatile site in a proven, high-traffic location.

PROPERTY PROFILE

AVAILABLE FOR SALE
±0.94 Acres

SALE PRICE
~~$950,000.00~~ **REDUCED:** $895,000

ZONING
IL

PROPERTY TAXES
$15,051.07 (2026)

LEGAL DESCRIPTION
Lot D; Block 1; Plan DM5186 Ext 0

980 DEWDNEY AVENUE

COMMERCIAL REAL ESTATE

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REGINA, SK S4N 5H4
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F: 306.721.1940

SALES & LEASING
SASKATOON
275 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6116
F: 306.664.1940

SALES & LEASING
NORTH SASKATOON
840 48TH STREET E
SASKATOON, SK S7K 3Y4
P: 306.933.2929
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PROPERTY MANAGEMENT
SASKATOON
100 – 261 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6118
F: 306.664.1940