

FOR SALE

**REGINA
MULTI-FAMILY
PORTFOLIO**

2048 Rae Street, 55 Angus Road,
67 Angus Road & 9 Shaw Street



THE OPPORTUNITY

Colliers and CDNGLOBAL are pleased to present the offering of a family constructed, owned and operated multi-family portfolio located in Regina, Saskatchewan.

The offering consists of 88-units within four fully leased and stabilized apartment rental assets. The buildings are in excellent condition, well cared for, and meticulously maintained by the owner-operator. The assets generate a combined in place Net Operating Income of \$457,508 (+/-) per year.

The buildings are situated in irreplaceable locations with a variety of retail amenities, parks, and schools nearby and ease of access to major thoroughfares and transit routes. Occupancy rates are consistently above the market which reflects the superiority of the buildings; better built and substantially larger units than the market.

SALIENT NUMBERS

PRICE **\$10,551,200**

PRICE PER DOOR \$119,900

NET OPERATING INCOME \$457,508

TOTAL NUMBER OF DOORS 88

SUITE MIX
2 x Bachelor
11 x One-Bedroom
3 x 1 One-Bedroom + Den
66 x Two-Bedroom
6 x Three-Bedroom

YEAR BUILT 1965, 1968, 1969, 1970

CONSTRUCTION TYPE
2 x Wood Frame
2 x Steel Frame

PARKING STALLS 96

2048 RAE STREET

Centrally located near downtown Regina, in the Cathedral area, the building is steps away from a variety of restaurants, retail amenities and is easily accessible to and from Victoria Avenue and Albert Street.

Observed condition of the asset is excellent, having been very well cared for and meticulously maintained since its construction in 1965. The building is steel frame with brick veneer. A pitched roof was added in 2003 and the roof was re-shingled in 2020. Additional maintenance and upgrades include a complete sewer line replacement to ABS, addition of fiberglass insulation to the attic, addition of a water softening system (rented) and the replacement of various windows and patio doors over the years.

Rent includes heat, water, and laundry

1	Bachelor	428 sf
5	One-Bedroom	707 sf
12	Two-Bedroom	775 sf
18	Total	

55 ANGUS ROAD

Located in Coronation Park, the asset benefits from the ease of access to a variety of amenities situated along Albert Street. The established neighborhood features beautiful mature spruce trees, multiple parks, and four different schools (one elementary, one Huda, and two high schools).

The meticulously maintained wood-frame building was constructed in 1968. Upgrades to the building include the complete re-build of a low-pitch roof in 2016, replacement of various in-suit and common area windows, replacement of carpet, and re-painting throughout the building

Rent includes heat, water, and laundry

1	Bachelor	402 sf
2	One-Bedroom	615 sf
3	One-Bedroom + Den	967 sf
6	Two-Bedroom	1,067 sf
6	Three-Bedroom	969 sf
18	Total	

67 ANGUS ROAD

Adjacent to 55 Angus, this building shares the same nearby amenities and neighborhood features. Wood-frame construction, built in 1969.

Observed condition is excellent as the building has been very well cared for and has received various upgrades including the addition of a pitched roof, replacement of full sewer line, and replacement of all bedroom windows.

Rent includes heat, water, laundry, and parking

2	One-Bedroom	586 sf
24	Two-Bedroom	1,127 or 1,141 sf
26	Total	

9 SHAW STREET

Across the street from 55 and 67 Angus Road, this building is also located in Coronation Park, and benefits from the same area features. Built in 1970, the building is constructed with steel frames and reinforced concrete floors.

There have been significant upgrades and improvements including the addition of a new pitched roof and fiberglass insulation in 2010, and new sewer and water lines in 2019 and 2021. The mature trees and presence of wall air-conditioning units in all suites is a huge draw

Rent includes heat, water, laundry, and parking

2	One-Bedroom	661 sf
24	Two-Bedroom	1,085 or 1,153 sf
26	Total	

FOR MORE INFORMATION, PLEASE CONTACT OUR TEAM:

A comprehensive data room is available upon execution of a [Confidentiality Agreement](#)



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