



**CUSHMAN &  
WAKEFIELD**  
Regina

FOR SALE / LEASE

**2815 Dewdney Ave.**

Regina, SK S4T 0X8



**Sale Price: \$715,000.00**

**Legal Description**

- Plan: OLD 33 Block: 236 Lot: 4 - 7

**Year Built**

- 1992

**Building Area**

- Main Floor: 3,200 sq ft approx.

**Land Area**

- .31 AC (13,518 sf)

**Parking**

- Ample on-site parking

**Zoning**

- Mixed High Rise Zone ( MH )

**Operating Costs**

- \$7.00 psf. (2026 est.)

**Property Taxes**

- \$14,623.25 per annum or \$4.57 psf (2025)

**Current Use**

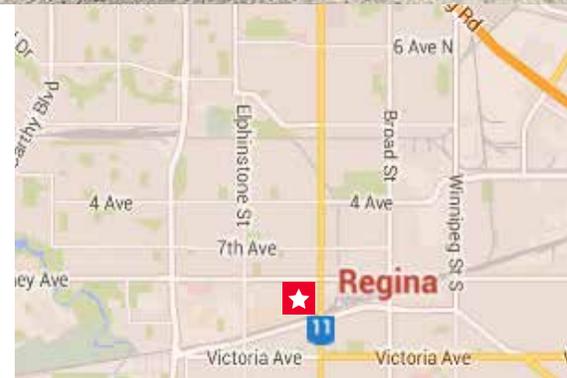
- General Office Space

**For Lease**

- \$16.50 / sq ft per annum

**Comments**

- Nicely built out office space with ample on-site parking. High visibility from Dewdney Avenue



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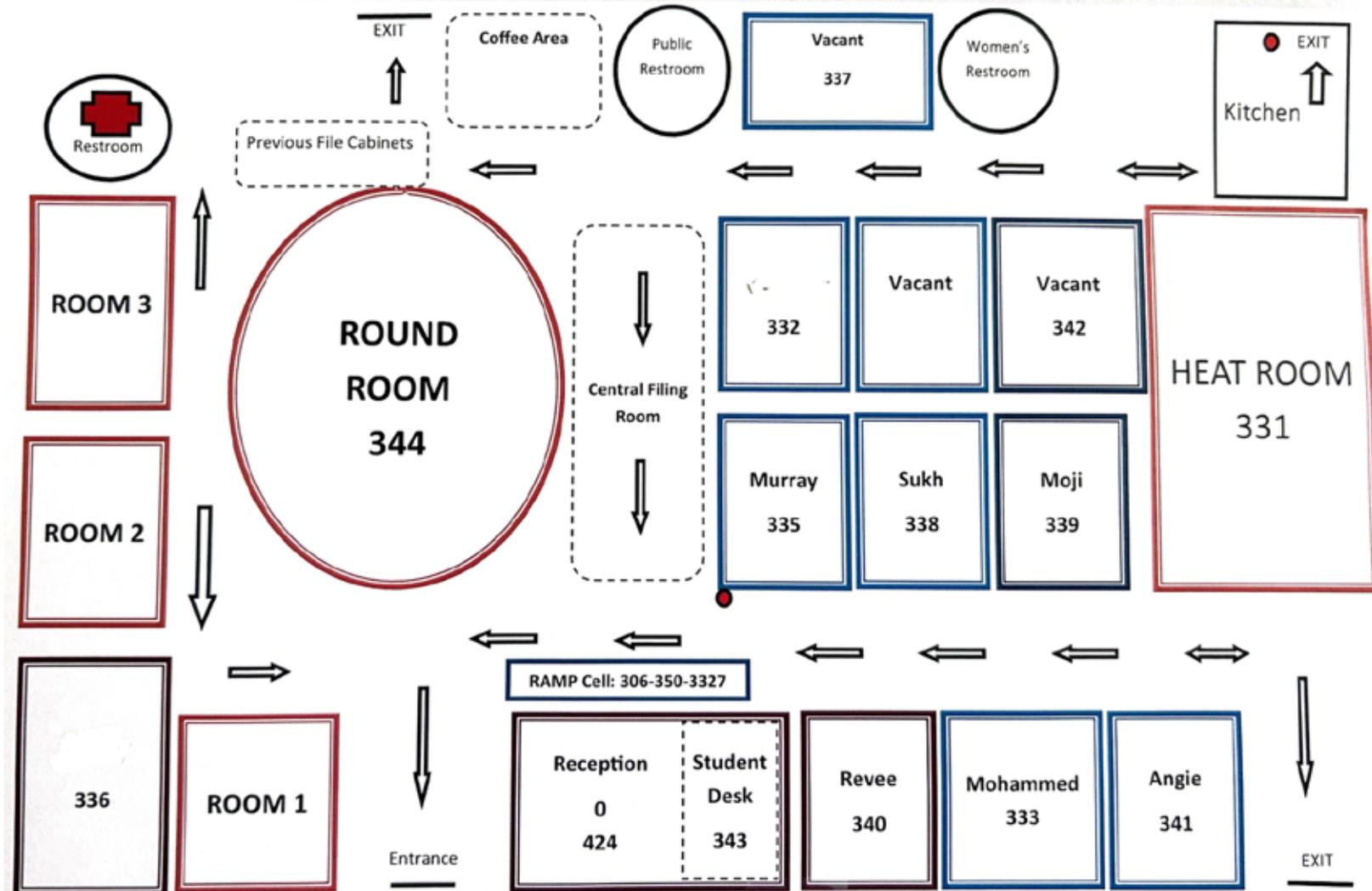


Viewing Northwest

**Legend:**

Fire Extinguisher ● First Aid Kit ☒

**MUSTER POINT IS ACROSS THE STREET AT PETER'S OFFICE**





↑ Rear Elevation      Board Room ↓





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↑ Private Office

Office Area ↓





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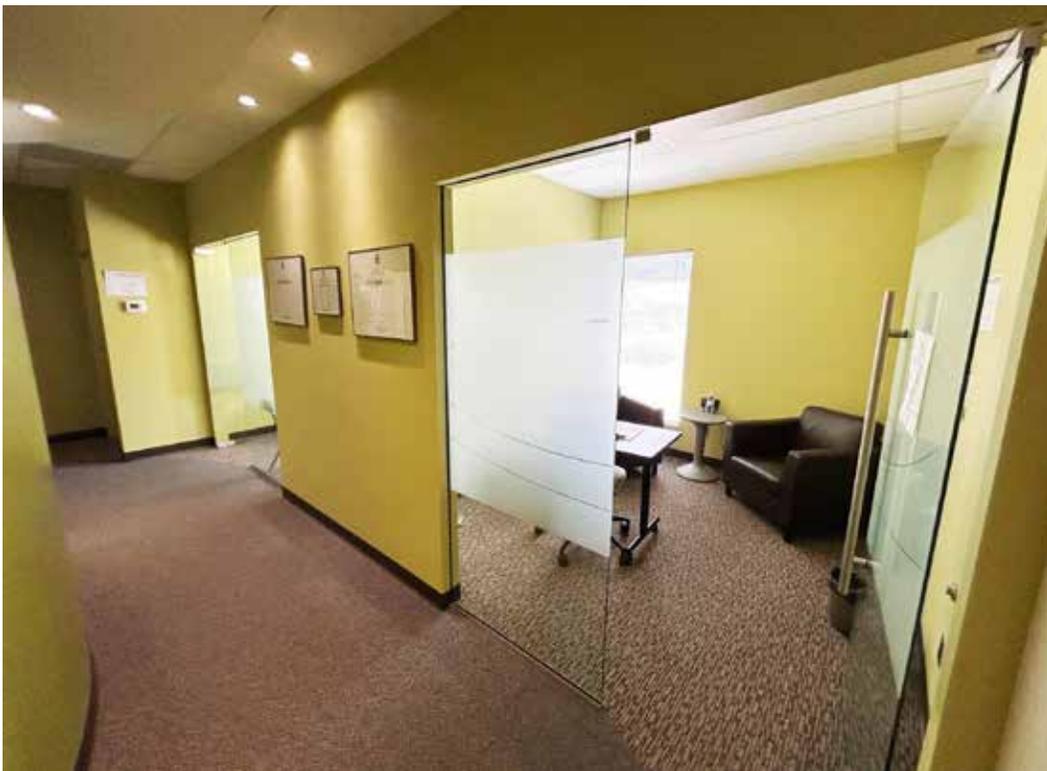
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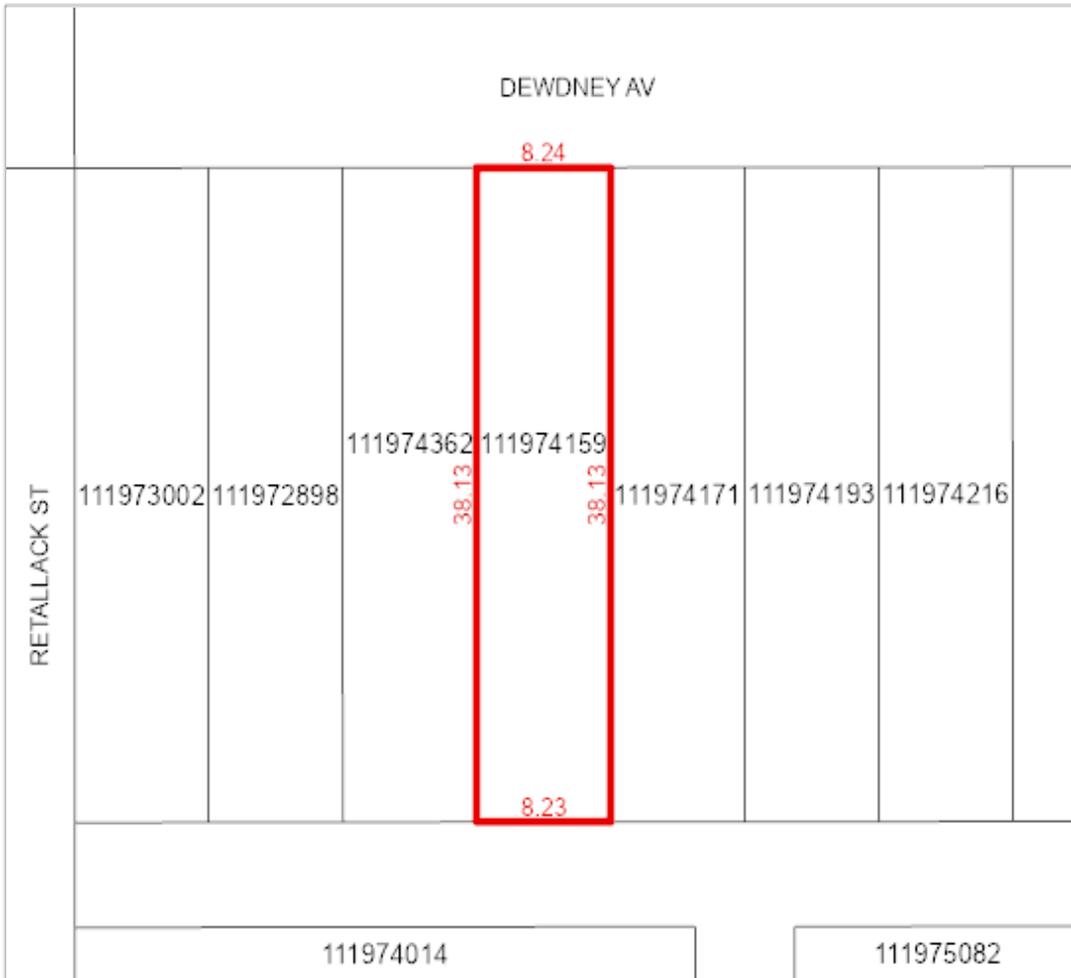
Offices





**Surface Parcel Number: 111974159**

REQUEST DATE: Tue Aug 26 16:07:03 GMT-06:00 2025



**Owner Name(s) :** INNSBROOK PROPERTIES LTD.

**Municipality :** CITY OF REGINA

**Area :** 0.031 hectares (0.08 acres)

**Title Number(s) :** 139253519

**Converted Title Number :** 92R43123

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** Lot 4-Blk/Par 236-Plan OLD33 Ext 8

**Source Quarter Section :** NE-24-17-20-2

**Commodity/Unit :** Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



**Surface Parcel Number: 111974171**

REQUEST DATE: Tue Aug 26 16:07:31 GMT-06:00 2025



**Owner Name(s) :** INNSBROOK PROPERTIES LTD.

**Municipality :** CITY OF REGINA

**Area :** 0.031 hectares (0.08 acres)

**Title Number(s) :** 139253496

**Converted Title Number :** 92R43123

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** Lot 5-Blk/Par 236-Plan OLD33 Ext 10

**Source Quarter Section :** NE-24-17-20-2

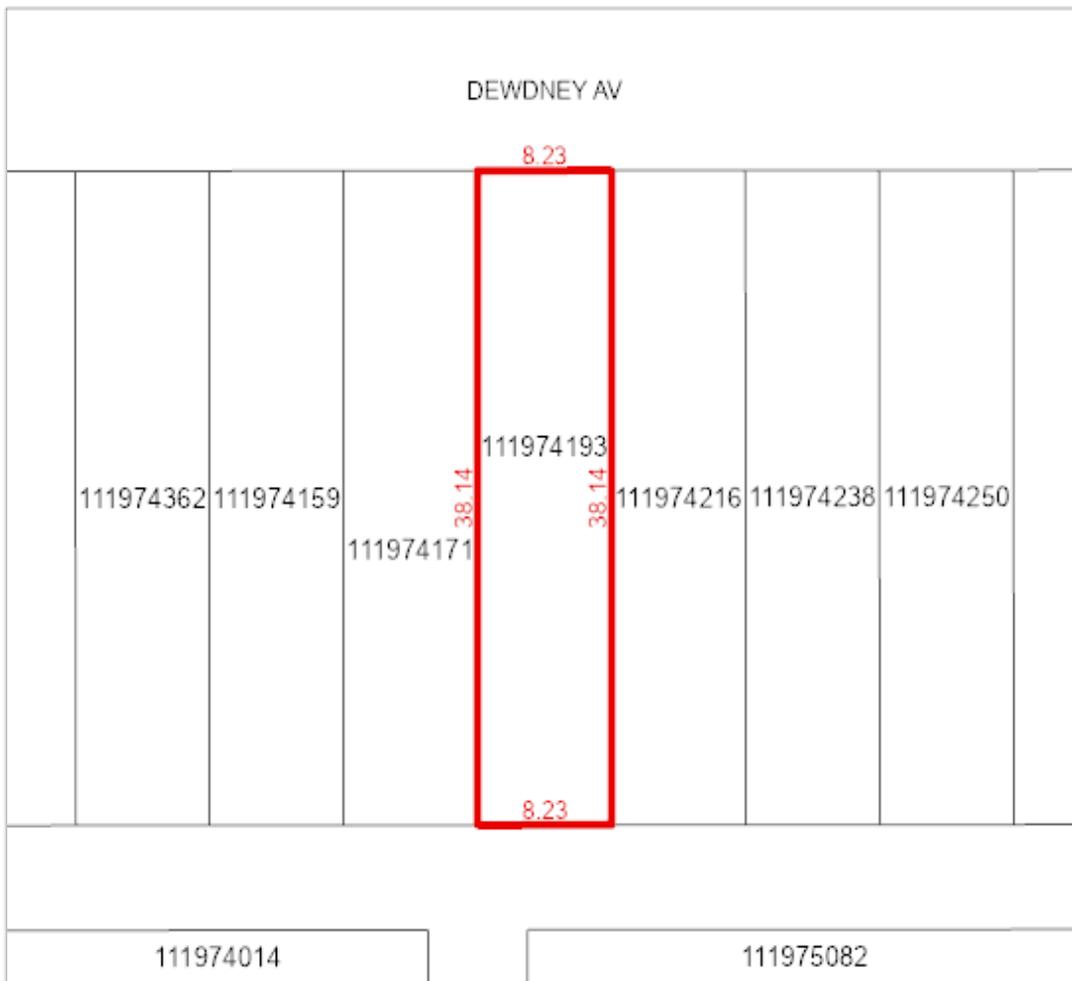
**Commodity/Unit :** Not Applicable

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**Surface Parcel Number: 111974193**

REQUEST DATE: Tue Aug 26 16:07:59 GMT-06:00 2025



**Owner Name(s) :** INNSBROOK PROPERTIES LTD.

**Municipality :** CITY OF REGINA

**Area :** 0.031 hectares (0.08 acres)

**Title Number(s) :** 139253520

**Converted Title Number :** 92R43123

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** Lot 6-Blk/Par 236-Plan OLD33 Ext 11

**Source Quarter Section :** NE-24-17-20-2

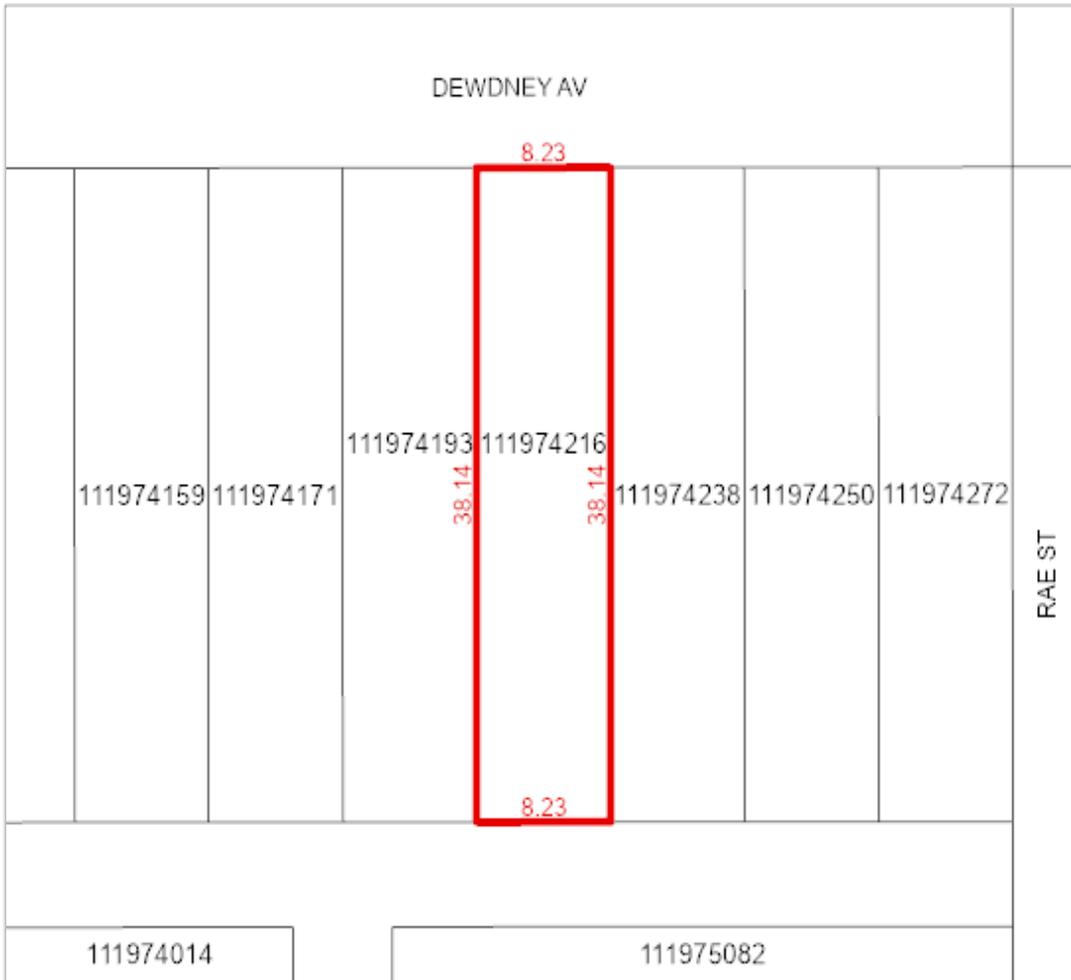
**Commodity/Unit :** Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



**Surface Parcel Number: 111974216**

REQUEST DATE: Tue Aug 26 16:08:34 GMT-06:00 2025



**Owner Name(s) :** INNSBROOK PROPERTIES LTD.

**Municipality :** CITY OF REGINA

**Area :** 0.031 hectares (0.08 acres)

**Title Number(s) :** 139253531

**Converted Title Number :** 92R43123

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** Lot 7-Blk/Par 236-Plan OLD33 Ext 12

**Source Quarter Section :** NE-24-17-20-2

**Commodity/Unit :** Not Applicable

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## Property Assessment and Tax Summary

<a href="#">Address:</a>	2815 Dewdney Avenue	Last Updated:	May 16, 2025
<a href="#">Ward:</a>	8	<a href="#">Inventory Date:</a>	May 13, 2025
<a href="#">Account Number:</a>	10032408	<a href="#">Valuation Date:</a>	January 1, 2023
<a href="#">Assessed Parcel:</a>	Plan: OLD 33 Block: 236 Lot: 4 - 7	Today's Date:	August 27, 2025
<a href="#">Property Class:</a>	Commercial (100.00%)		

Property Assessment	2024	2025
<b>Commercial</b>	<b>100%</b>	<b>100%</b>
<a href="#">Assessed Value</a>	708,900	871,900
<a href="#">Provincial Percentage</a>	85%	85%
<a href="#">Taxable Assessment</a>	602,500	741,100

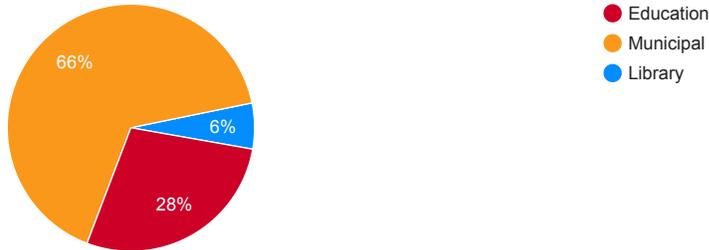
Property Taxes	2024	2025
<b>Commercial</b>	<b>100%</b>	<b>100%</b>
Municipal	\$7,844.45	\$10,917.77
<a href="#">Education</a>	\$4,133.15	\$4,720.80
Library	\$688.08	\$981.25
Municipal Phase-in	\$0.00	-\$1,502.40
Education Phase-in	\$0.00	-\$798.71
Library Phase-in	\$0.00	-\$131.78
<b>Sub Total</b>	<b>\$12,665.68</b>	<b>\$14,186.93</b>
Other ( <a href="#">Laneways</a> and <a href="#">Local Improvements</a> )	\$421.20	\$436.32
<b>Total Taxes</b>	<b>\$13,086.88</b>	<b>\$14,623.25</b>

### Commercial Phase-in Breakdown

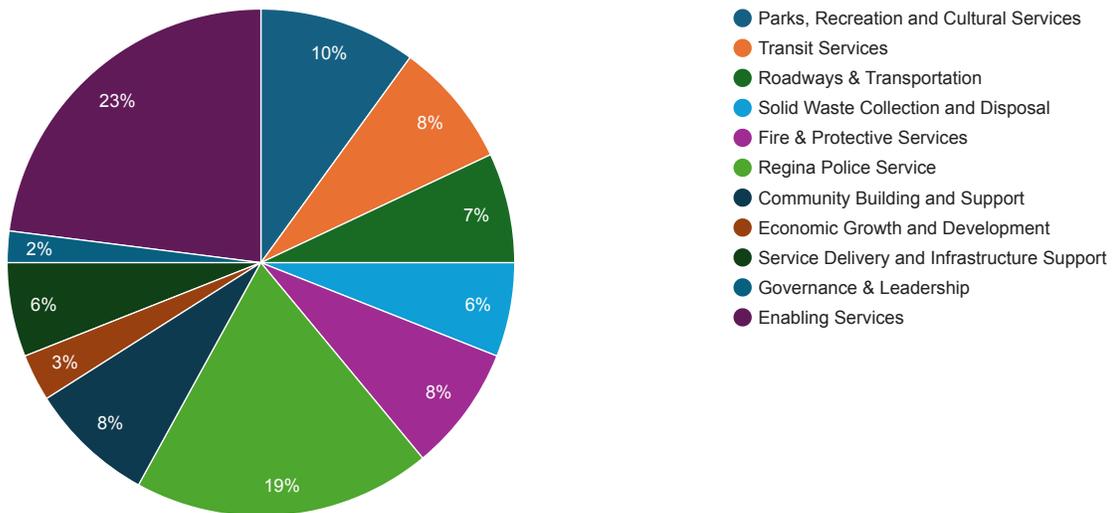
#### [More Information +](#)

Assessment and Tax information above is for the current Mill Class. If there was a Mill Class change on the account during one of the tax years above, the total levy may not be displayed.

**Taxes Breakdown**



**2025 Approved Budget - Total Expenses By Service Area**



**Property Characteristics**

- [Market Building Class](#): Office Building
- [Effective Year Built](#): 1992
- [Lot Size](#): 13,518 square feet
- [Study Area](#): 4470
- [Market Model](#): OFFICE C
- [Total Net Area](#): 3,200 square feet
- [Property Type](#): Commercial
- [Approach](#): Income
- [Footprint](#): 3,200 square feet

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