

Land For Sale

The City of Regina is seeking Offers to Purchase for the following property:

Address: 79 Armour Road (RM of Sherwood)

Approximate Land Area: 2.23 acres

Legal Description: Blk/Par T, Plan 99RA21099 Ext 0 - ISC Parcel #110436117

2024 Property Taxes: \$21,628 (estimated)

Current Zoning: Commercial Industrial & Other

Conditions of Sale: The subject property will be sold on an "as is" basis only. There are no representations or warranties, expressed or implied, as to the fitness of the land for any particular purpose.

Comments: Your offer will only be considered if on a Form 79AR and must be marked as 79AR on the outside of the sealed envelope. Offers will be evaluated beginning Monday, November 4, 2024. To be considered in the initial review, please have your offer submitted to the City of Regina Real Estate Branch prior to 2 p.m., Friday, November 1, 2024. The Request for Offers will remain open until a binding agreement has been executed. The City of Regina has the right to refuse any offer submitted.

Please be advised that there is no water supply to the property from the City of Regina. The City of Regina encourages prospective buyers to complete their own due diligence and/or to contact the RM of Sherwood regarding water service.

Please contact Samantha Knoll for available dates and times to view the property.

The purchaser must enter into a binding land purchase and sale agreement with the City within 30 days of the City giving notice of its offer being accepted.

Contact: Samantha Knoll

Real Estate Officer

City Hall

2476 Victoria Avenue

P: 306-536-2152

E: realestate@regina.ca

FAQ

What is the current zoning of the property?

The property is located within the RM of Sherwood and the City advises interested parties to contact the RM for questions related to its zoning.

What are the permitted uses of the property?

This property is located within the RM of Sherwood and the City advises interested parties to contact the RM for questions related to permitted uses.

What if I would like to use the property for a different purpose other than commercial industrial & other, would that be allowed?

The City Real Estate Branch is selling the parcel on an “as is” only basis. There are no representations or warranties, expressed or implied, as to the fitness of the land for any particular purpose. This property is located within the RM of Sherwood and the City advises interested parties to contact the RM for questions related to alternative uses of the property.

What are the costs associated with a rezoning or subdivision of this property?

This property is located within the RM of Sherwood and the City of Regina advises interested parties to contact the RM for questions related to costs associated with rezoning or subdividing this property.

When would the City choose the successful offer?

The City will advertise the property on the City website until sold. The initial review of offers will be opened and reviewed the week of November 4, 2024 to allow an open opportunity to all interested parties to submit an offer. Parties will be contacted within two weeks of the receipt of their offers. The Request for Offers will remain open until a binding agreement has been executed.

When is the possession date for the sale?

The possession date will be negotiated with the successful party.

How much of a deposit is required prior to the purchase?

A deposit of 20% of your offer amount must be included with your offer. If your offer is not successful, your deposit will be returned. Dependent on the conditions included in the offer, additional staged non-refundable deposits may be required as conditions are met.

Are there any conditions to the sale?

The successful proponent will be required to execute an agreement prepared by the City Solicitor.

Can I submit an offer to purchase for the property on my own form/agreement?

No, the City requires that all offers be submitted on the City provided Offer Form 79AR.

When is my offer considered accepted?

Until a formal agreement is executed by both the City and the person making the offer, the City does not intend to create any contractual relationship (either expressed or implied) or create any other legal duties or

obligations with you or any other person making an offer. You may revoke your offer at any time prior to its acceptance by giving written notice to the City.