

CITY OF REGINA – SALE OF LAND

TAKE NOTICE that offers received will not be reviewed before 9am on March 19, 2025. Any offers after March 19, 2025, will be responded to within 2 business days.

Description of Land(s):

Address: 1925 Toronto Street

Subdivision: General Hospital

Approximate Land Area: 3117 sq.ft.

Legal Description: Lot 7-Blk/Par 353-Plan OLD33 Ext 0; ISC Parcel: 107029335

2024 Annual Land Taxes: \$98.00 (estimated)

Current Zoning: RN - Residential

Conditions of Sale:

- Offers must be submitted through a registered member of the Saskatchewan REALTORS® Association
- The City of Regina makes no representation regarding the title to or any other matters including environmental conditions, relating to the lands to be sold. Responsibility for ascertaining these matters rests with the potential purchasers.
- 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.
- The City of Regina has the right to refuse any bid submitted.
- The City of Regina's role as regulatory, statutory or approving authority of subdivision applications, zoning regulations, development approvals and building permits is separate and distinct from, and not to be related in any way with its role as the seller of the subject property.
- No conditional offers other than financing will be accepted.
- The purchaser is responsible for fees of transfer of title.
- Property taxes will be adjusted as per the possession date.
- Possession date will be immediate upon completion of documents

For further information regarding this sale and a copy of the Tender Package, contact:

Roberta Peakman
eXp Realty
306.529.7250
roberta@peakmangroup.ca

SALE OF LAND FREQUENTLY ASKED QUESTIONS

FAQ

What is the current zoning of the property?

The property is in the Residential - RN

What are the permitted uses of the property?

Based on the current Residential zoning, permitted uses include Dwelling, Unit; Dwelling, Group Care, Service Trade, Residential Short-term Accommodation. There are several other uses that could be allowed based on other thresholds as outlined in *The Zoning Bylaw, 2019*. For further information, please contact City Planning at 306-777-7000.

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

The City Real Estate Branch is selling the parcel on an "as is" only basis under the authority of *The Tax Enforcement Act*. There are no representations or warranties, expressed or implied, as to the fitness of the land for any particular purpose. The City of Regina's role as administrator or regulator of subdivision applications, zoning regulations, development approvals and building permits is separate and distinct from, and not to be related in any way with its role as the seller of the subject property. Should you have questions about the zoning or zoning amendments related to this property, contact 306-777-7000 and ask to be transferred to City Planning for specific information on the processes and clarification of zoning.

Are the buildings on this lot structurally sound?

The City is selling the property on an "as is" only basis. There are currently no structures on this parcel.

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

The list of City's fees related to the Zoning process can be found [here](#) or call 306-777-7000 and ask to speak to a representative from Current Planning.

Are the current water and sewer connection services to the building in good condition?

As previously indicated, the property is being sold on an "as is" only basis.

When would the City choose the successful offer?

No offers will be reviewed before 9am on March 19, 2025. After this time, the City of Regina will respond to any tenders within 2 business days.

When is the possession date for the sale?

Immediately following the completion of documents

Are there any conditions to the sale?

No Conditions other than financing will be accepted.

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

No, all offers must be submitted through a registered member of the Saskatchewan REALTORS® Association