**CITY OF REGINA –** **TAX TITLE SALE OF LAND BY PUBLIC TENDER**

**Instructions to Bidders**  
  
**TAKE NOTICE** that tenders by sealed bid are invited for the purchase of the land(s) described below and will be received in an envelope clearly marked “**1355SJS Attn: Real Estate**”, until **2:00 p.m. local time on Monday, July 15, 2024** at the Ambassador’s desk main floor City Hall, 2476 Victoria Avenue, Regina, Saskatchewan, S4P 3C8.

The tenders will be opened in public on the same day at 2:30 p.m. in the Board Room at the Parks and Facilities Administration Building located at 1430 4th Ave.

**Description of Land(s):**

**Address:** 1355 St John Street

**Subdivision:** C: OLD 33, Warehouse 2

**Approximate Land Area:** 18,729sq.ft.

**Legal Description:** Lot 11-Blk/Par 187-Plan OLD33 Ext 0; Lot 12-Blk/Par 187-Plan OLD33 Ext 0; Lot 13-Blk/Par 187-Plan OLD33 Ext 0; Lot 14-Blk/Par 187-Plan OLD33 Ext 0; Lot 15-Blk/Par 187-Plan OLD33 Ext 0; Lot 16-Blk/Par 187-Plan OLD33 Ext 0; ISC Parcels: 106987393; 107285755; 106987382; 106987371; 106987360; 106987359

**2024 Annual Land Taxes:** $8,154.79 (estimated)

**Current Zoning:** IL – Light Industrial

**Conditions of Sale:**

* Tenders must be submitted on the prescribed **1355SJS** and must be accompanied by a deposit of 20 per cent of the tender amount, which deposit shall be made by way of a certified cheque/bank draft/money order payable to the City of Regina.
* Tender Packages are available by download at Regina.ca or can be obtained by contacting the City of Regina Real Estate Branch at 306-552-8490 or [RealEstate@regina.ca](mailto:RealEstate@regina.ca)
* The Tender Package includes:
  + These Instructions to Bidders
  + A map identifying the property location
  + Form 1355SJS
  + The Frequently Asked Questions Document
  + Sample sale agreement
  + Phase I Environmental dated September 21, 2022.
* The City of Regina makes no representation regarding the title to or any other matters including environmental condition, 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 building and land for any particular purpose.
* The City is aware, based solely on a Phase I Environmental Site Assessment by WSP E&I Canada Limited, dated September 21, 2022 (the “Environmental Report”), that the subject property was formerly the site of a chemical manufacturing facility, including fertilizer and herbicide/pesticide and may be impacted by soil contamination. For information purposes only, upon request, the City shall make available the Environmental Report to prospective purchasers but the City makes no representation or warranty as to the accuracy or completeness of such Environmental Report. Prospective purchaser shall be responsible for performing whatever due diligence it considers appropriate.
* 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.
* 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.
* No multiple bids for a single property will be accepted.
* No conditional bids will be accepted.
* The purchaser is responsible for fees of transfer of title.
* Property taxes will be adjusted as per the possession date.
* Please note tender is subject to reserve bid.

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

City of Regina Real Estate Branch

P: 306-552-8490

E: [RealEstate@regina.ca](mailto:RealEstate@regina.ca)

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**FREQUENTLY ASKED QUESTIONS**

FAQ

**What is the current zoning of the property?**  
The property is in the Light Industrial - IL

**What are the permitted uses of the property?**  
Based on the current Light Industrial zoning, permitted uses include Assembly, Ceremonial; Industry, Artistic; Industry, Laboratory; Industry, Light; Institution, Training; Service Trade, Light; Storage, Personal; Storage, Warehousing; Transportation, Parking Structure; Transportation, Terminal. 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 light industrial, 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. That would include all structures.

**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](http://www.regina.ca/residents/city-planning/development-services/development-fees/) 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. It would be the responsibility of the purchaser to investigate and satisfy their concerns with the existing utility infrastructure for servicing this building.

**When would the City choose the successful offer?**   
The City will advertise the property for three weeks. Tenders will be publicly opened and reviewed July 15, 2024 at 2:30 p.m. in the Board Room at the Parks and Facilities Administration Building located at 1430 4th Ave. Proponents will be contacted within two weeks of this date.

**When is the possession date for the sale?**   
The possession date will be negotiated with the successful proponent.

**How much of a deposit is required prior to the purchase?**   
A deposit of 20% of your bid must be included with your tender.  If your tender is not successful, your deposit will be returned.

**Are there any conditions to the sale?**No Conditions will be accepted.

**Can I submit an offer to purchase for the property on my own form/agreement?**  
No, the City requires that all tenders be submitted on the City provided tender 1355SJS in a sealed envelope.

**When is my offer considered accepted?**Until a formal agreement is executed by both the City and the person making the tender, 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 a tender.  You may revoke your tender at any time prior to its acceptance by giving written notice to the City.