**Land For Sale**

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

**Address:** 801 Macrae Bay, Regina, Saskatchewan

**Approximate Land Area:** 0.829 hectares

**Legal Description:** Lot 11, Block 29 Plan 102322347 - ISC Parcel #203812073

**Asking Price:** $949,000

**Current Zoning:** IH – Industrial Heavy Zone

**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](file:///%5C%5Ccity.regina.ca%5Cdfs%5CTaxation%5CProperty%5CWORDPRO%5CSales%20of%20City%20Property-Current%5CCurrent%20Sales%5CRoss%20Industrial%20Park%5C1830%20Ross%20Avenue%5CFORM%20801MB%20Offer%20to%20Purchase%2023Dec2020.pdf) 801MB and must be marked as 801MB on the outside of the sealed envelope 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.

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.

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.

**Contact:** Sherri Hegyi
               Real Estate Officer
               City Hall
               2476 Victoria Avenue
               P: 306-552-8490
               E: realestate@regina.ca

FAQ

**What is the current zoning of the property?**
The property is located in the IH zone.

**What are the permitted uses of the property?**
Based on the current Heavy Industrial Zoning, buildings that are listed on Table 5C.T1 of the City Zoning Bylaw indicate the permitted and discretionary uses.

**What if I would like to use the property for a different purpose other than heavy industrial, 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.  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 the Current Planning for specific information on the processes and clarification of zoning.

**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](https://www.regina.ca/business-development/land-property-development/land-development/) or call 306-777-7000 and ask to speak to a representative from Current Planning.

**When would the City choose the successful offer?**
The City will advertise the property on the City website until sold. 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 $25,000 of your offer 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 801MB](file:///%5C%5Ccity.regina.ca%5Cdfs%5CTaxation%5CProperty%5CWORDPRO%5CSales%20of%20City%20Property-Current%5CCurrent%20Sales%5CRoss%20Industrial%20Park%5C1830%20Ross%20Avenue%5CFORM%20801MB%20Offer%20to%20Purchase%2023Dec2020.pdf) .

**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.