

Land For Sale

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

Address: 3011 Princess Street

Approximate Land Area: 0.035 Hectares (0.09 acres)

Legal Description: Blk/Par U-Plan EY6059 Ext 0, Surface Parcel: 109658694

2020 Property Taxes: \$435/year (estimated)

Asking Price: \$40,000

Current Zoning: R1

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. Purchasers must rely on their own due diligence and are urged to review the Frequently Asked Questions (FAQ) document.

Comments: Your offer will only be considered on an Offer to Purchase Form and must be marked as 3100PS on the outside of the sealed envelope. Offers will be evaluated beginning June 8, 2026. 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, June 5, 2026. 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: Ashley Heisler
Real Estate Officer
City Hall
2476 Victoria Avenue
P: 306.519.2855
E: realestate@regina.ca

FAQ

- **What is the current zoning of the property?**

The property is located in the R1 zone.

- **What are the permitted uses of the property?**

Majority of residential, including but not limited to group care and multi-unit dwellings. Please contact the City Planning Branch for more details.

- **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. 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.

- **Is this parcel serviceable?**

Servicing is unknown. It is the responsibility of the potential buyer to determine if there is sufficient depth/grade and system capacity to extend services to the parcel. A 11.9m² easement will be registered on title prior to closing to protect City infrastructure. See Appendix A for reference.

- **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.

- **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 June 8, 2026 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 10% 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. To protect City infrastructure, a 11.9m² easement will be registered on title.

- **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 to Purchase Form.

- **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.