

CITY OF REGINA – TAX TITLE SALE OF PROPERTY BY PUBLIC TENDER

Instructions to Bidders

The tenders will be opened in public on February 9, 2026, at 11:00 a.m. in the Meeting Room at the Parks and Facilities Administration Building located at 1430 4th Ave.

Tender Packages are available by download at Regina.ca or can be obtained by contacting the City of Regina Real Estate Branch at RealEstate@regina.ca

The Tender Package includes:

- A map identifying the property location
- The respective Offer Form
- The Frequently Asked Questions Document

Conditions of Sale:

- The City of Regina makes no representation regarding the title to, the condominium ownership status or any other matters including environmental condition, relating to the lands to be sold. Responsibility for ascertaining these matters rests with 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 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 multiple bids for a single property will be accepted.
- No conditional bids will be accepted.
- Individual bids may be submitted on multiple units on the same form, but each bid will be evaluated and determined independently against other bids received for the same unit.
- Consolidated bids proposing a single tender amount for multiple units will be rejected.
- The City of Regina has the right to refuse any bid submitted.
- Tender bids 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.
- All bids are irrevocable for a period of 30 days from tender closing date. All tenders become the property of the City until such time as a tender is awarded or rejected.
- Bids must be determined independently from any other bidder or potential bidder. If, in the opinion of the City, there is any appearance that a bidder has consulted with another bidder or potential bidder regarding:
 - Prices;
 - Methods, factors or formulas to calculate prices;
 - The intention or decision to submit, or not submit, a bid; or
 - Any other indication of collusion regarding bid prices;

The City may, in its discretion, take any action it considers appropriate, including rejecting any bid or disqualifying any bidder from bidding on this tender or another tender.

- The purchaser must enter into a binding land purchase and sale agreement in a form acceptable to the City ( [sample sale agreement](#)) within 14 days of the City giving notice of its offer being accepted, failing which the purchase and sale will be cancelled and the deposit will be immediately and irrevocably forfeited to the City. In the event of a conflict between the purchase and sale agreement and these conditions of sale, the provisions of the purchase and sale agreement will govern.
- All purchase and sale agreements will be conditional on the approval of City Council.
- Closing must be completed within 30 days of the removal of the City conditions. Condition removal will be March 16, 2026
- Standard real property adjustments will be made as of the closing date. In addition, the successful bidder will be responsible for and will assume all liability for all condominium contributions, fees and applicable interest thereon owing and payable with respect to the subject property pursuant to *The Condominium Property Act, 1993*. The City is not responsible for unpaid condominium contributions, fees or applicable interest thereon.
- Should the successful bidder not complete the purchase, for any reason, the deposit will be immediately and irrevocably forfeited to the City.
- All tenders are subject to a reserve bid.

TAX TITLE SALE OF LAND BY PUBLIC TENDER FREQUENTLY ASKED QUESTIONS

What is the current zoning of the property?

The property is in the Heavy Industrial – IH zone.

What if I would like to use the property for a different purpose, 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.

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 for three weeks. Tenders will be publicly opened and reviewed on February 9, 2026, at 11:00 a.m. in the Meeting Room at the Parks and Facilities Administration Building located at 1430 4th Ave. Proponents will be contacted within 7 days from this date.

When is the possession date for the sale?

Possession must be completed with 30 days of the removal of the City conditions. Condition removal will be March 16, 2026.

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.

Can we submit a conditional offer?

No Conditions will be accepted.

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

No, the City requires that all tenders be submitted on the City provided Offer Form in a sealed envelope.

When is my offer considered accepted?

All bids are irrevocable for a period of 30 days from tender closing date. The successful bidder will be notified prior to the end of the 30-day period. Upon which time, should they not proceed, the deposit will be forfeited.