



Sale Price: Market

Legal Description

- Lot C-Blk/Par 6-Plan 67R00263 Ext 0

Description

- Located along Avonhurst Drive, west of Albert Street. Adjacent to Kia Motors and across the street from the Towers Mall. Site is paved with an approx. 2,400 sq ft stand-alone QSR building on it.

Property Features:

- 16,988 sq ft or 0.39 acres
- 125' Frontage (Avonhurst)
- Pylon Signage Available
- 27 on-site parking stalls

Property Taxes

- \$18,330.71 (2020)
- VPD: 16,800
- Immediate Possession

Zoning

- MH - Mixed High-Rise Zone

Offering Guidelines

- The Purchaser must accept full responsibility of environmental remediation and for payment of taxes effective the date of possession and for compliances with all provincial, municipal and City regulations. The Vendor will not require the Purchaser to remediate the site, until the time of future redevelopment, provided that the Purchaser utilizes the existing building and improvements post-closing.
- Environmental: The Vendor has conducted on-site and off-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, the Vendor will provide access to a "Confidential Data Room", which will contain, among other documents, relevant environmental reports and the Vendor's standard Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting an Expression of Interest. The property will be sold on an "as is, where is" basis. The Vendor will not be completing any further environmental assessment work or providing a Notice of Site Condition for the property prior to closing.

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**CUSHMAN &
WAKEFIELD**
Regina

FOR SALE

Land & Building

2740 Avonhurst Drive, Regina, SK S4X 4P7



Surface Parcel Number: 109602200

REQUEST DATE: Fri Mar 26 09:29:34 GMT-06:00 2021



Owner Name(s) : 172965 Canada Limited

Municipality : CITY OF REGINA

Title Number(s) : 104745720

Parcel Class : Parcel (Generic)

Land Description : Lot C-Blk/Par 6-Plan 67R00263 Ext 0

Source Quarter Section : SE-36-17-20-2

Commodity/Unit : Not Applicable

Area : 0.16 hectares (0.39 acres)

Converted Title Number : 91R30288G

Ownership Share : 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

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