

**Warehouse District Property**  
1925 - 7th Avenue and 1301 Hamilton Street  
Regina, Sask.

Property Information Package



**Buildings and Land For Sale**  
**By The Archdiocese of Regina**  
445 Broad St. North  
Regina, SK, S4R 2X8



## Archiepiscopal Corporation of Regina

Archdiocese of Regina  
445 Broad St. North  
Regina, Saskatchewan, S4R 2X8  
(306)352-1651 Fax : (306)545-0510

February 15, 2018

To: Interested Parties

RE: Buildings and Land for Sale  
By the Archdiocese of Regina  
1925 – 7th Ave and 1301 Hamilton St.  
Regina, Sask

Attached is an Information Package for the above Property. We believe this information to be accurate, however the details are not warranted by the Archdiocese.

The Archdiocese will be accepting Offers to Purchase the property in a sealed envelope marked "1925 – 7th Ave., Regina" up to and including 3:00 p.m. on Thursday March 15th, 2018. Offer to Purchase Forms are available from the Archdiocese or 1925 – 7th Ave. Regina.

All Offers will remain sealed and will be opened on Thursday March 15th, 2018 at 4:00 p.m. at 1925 – 7th Ave., Regina Interested parties are welcome to attend the Opening. Neither the highest nor any offer will necessarily be accepted by the Archdiocese. The Property is being sold "As is. Where is."

The Information Package is also available by email. Please contact Garry Oledzki at [oledzki@sasktel.net](mailto:oledzki@sasktel.net) or phone 306-585-1816 for further information or to arrange for tours of the property. There will be daily tours of the property from Monday to Friday at 3:00.

Yours truly,

Barry Wood, CPA CGA  
Financial Officer  
Archdiocese of Regina  
Tel. : 306-352-1651 X218  
Fax. 1: 887-443-3795  
e-mail: [bwood@archregina.sk.ca](mailto:bwood@archregina.sk.ca)

**Buildings and Land for Sale  
Warehouse District Property  
1925 – 7th Ave. and 1301 Hamilton St.  
Regina, Sask.**

**Land Description and Land Use:**

- Three buildings and lots located at 7th Ave and Rose St.
- One paved parking lot located at 1301 Hamilton St.
- Property is directly south of the Sears – Value Village Mall.
- 1 Block West of Broad St. and 2 Blocks North of Dewdney Ave.
- Located in the Old Warehouse District Area.
- Civic Addresses – 1925 - 7th Ave. and 1301 Hamilton St. Regina.
- Lots 33 to 40, inclusive, Block 182, Plan Old 33. Eight 25 foot lots and buildings fronting on 7th Ave. and Rose St.
- Lot 1, Block 182, Plan Old 33. One 25 foot paved parking lot fronting on Hamilton St.
- Two Storey office /Retail building plus full basement.
- Office building is 5,600 sq. ft. per floor or 16,800 sq. ft. on all 3 levels
- One Heated Warehouse Addition – 2,555 sq. ft.
- One Unheated Warehouse Addition – 3,003 sq. ft.
- Total Square Footage of All Buildings and all levels – 22,358 sq. ft.
- 2018 Property Taxes – 1925 - 7th Ave. – Estimate - \$19,130.00.
- 2018 Property Taxes – 1301 Hamilton St. – Estimate - \$1,900.00.
- Zoning – 1A1 – Light Industrial.
- Roof – Flat Tar and Gravel over Wood Deck and Wood Joints.
- Foundation – Poured Concrete Basement Walls and Poured Concrete Slab Floor.
- Year Built – Main Floor and Basement of Two Storey Built in 1923.
- Second Floor of main building added in 1995. Later renovated.

**Photographs**

**Two Storey Building  
East & North Sides**



**Rear Addition  
West & South Sides**



**Rear Addition  
South & East Sides**



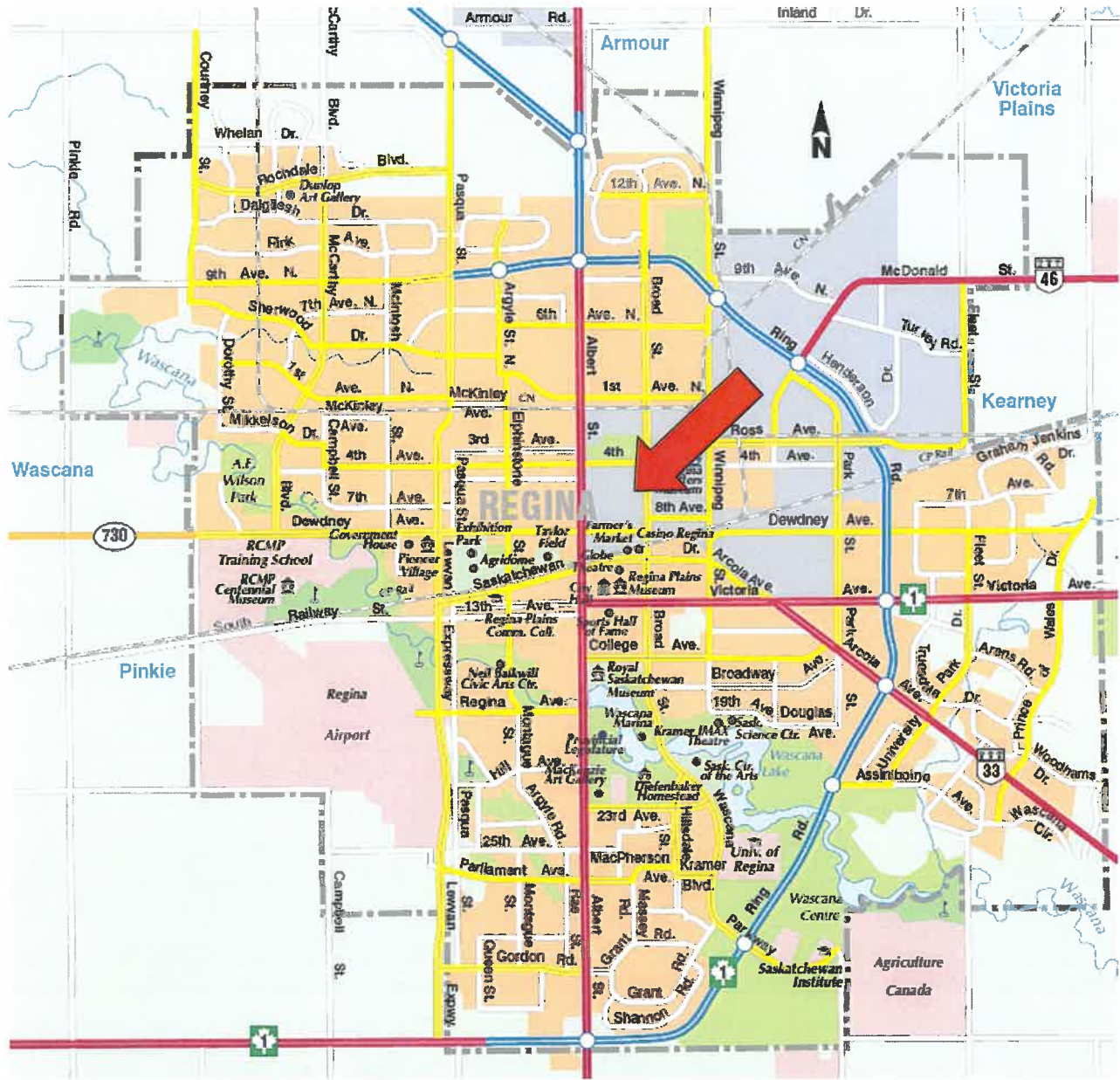
**Rear Storage Compound  
Looking From East Side**



Aerial Photograph



# City of Regina



## Property Assessment and Tax Summary

**Address:** 1925 7th Avenue  
**Ward:** 6  
**Account Number:** 10163323  
**Assessed Parcel:** Plan: OLD33 Block: 182 Lot: 33-40  
**Property Class:** Commercial (100.00%)

**Last Updated:** November 10, 2017  
**Inventory Date:** October 23, 2017  
**Today's Date:** February 22, 2018

### Assessment

	2017	2018
<b>Commercial</b>	<b>100%</b>	<b>100%</b>
<a href="#">Assessed Value</a>	1,018,800	1,016,500
<a href="#">Provincial Percentage</a>	100%	100%
<a href="#">Taxable Assessment</a>	1,018,800	1,016,500

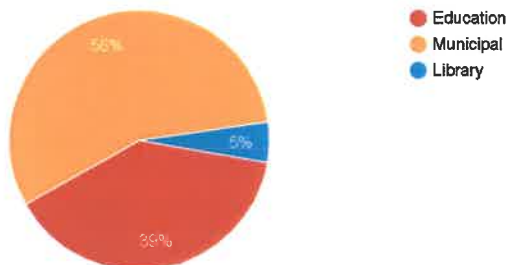
### Taxes

	2017	2018 (estimate)
<b>Commercial</b>	<b>100%</b>	<b>100%</b>
Municipal	\$8,978.13	\$9,164.22
<a href="#">Education</a>	\$6,394.14	\$6,373.45
Library	\$888.80	\$685.73
Municipal Phase-in	\$1,629.49	\$814.74
Education Phase-in	\$1,063.13	\$531.56
Library Phase-in	\$162.99	\$81.49
<a href="#">Business Improvement District</a>	\$484.43	\$482.86
<b>Sub Total</b>	<b>\$19,600.91</b>	<b>\$18,334.05</b>
Other ( <a href="#">Laneways</a> and <a href="#">Local Improvements</a> )	\$795.52	\$795.52
<a href="#">Provincial Download 2.5%</a>	\$215.84	\$0.00
<b>Total Taxes</b>	<b>\$20,612.27</b>	<b>\$19,129.57</b>

[Commercial Phase-in Breakdown](#)

Assessment and Tax information above is for the current Mill Class. If there was a Mill Class change on the account during one of the tax years above, the total levy may not be displayed.

### Taxes Breakdown



---

## Property Characteristics

- [Market Building Class](#): Mixed Retail W/Office U
- [Effective Year Built](#): 1945
- [Lot Size](#): 24,966 square feet
- [Study Area](#): 5205
- [Market Model](#): INDUSTRIAL
- [Total Net Area](#): 15,714 square feet
- [Property Type](#): Industrial
- [Approach](#): Income
- [Footprint](#): 11,085 square feet

---

## Disclaimer

This material and the information included is proprietary and may not be reproduced in any form or by any means without written consent from the City of Regina. The material and the information may only be used for the purposes stated pursuant to the applicable contract and/or licence agreement. It shall not be used for the solicitation or mailing purposes of any kind.

The information is collected for assessment analysis and interpretation purpose only. While the City of Regina provides this information in good faith, it does not warrant, covenant, or guarantee the completeness and accuracy of the information. The City does not assume responsibility nor accept liability arising from any improper use. The information is maintained on a regular basis and reflects the contents of the Assessment/Tax Database per the stated date of this document.



© 2018 City of Regina

[Privacy Policy](#) | [Terms of Use](#)

## Property Assessment and Tax Summary

**Address:** 1301 Hamilton Street  
**Ward:** 6  
**Account Number:** 10027069  
**Assessed Parcel:** Plan: OLD 33 Block: 182 Lot: 1  
**Property Class:** Commercial (100.00%)

**Last Updated:** November 10, 2017  
**Inventory Date:** October 23, 2017  
**Today's Date:** February 22, 2018

### Assessment

	2017	2018
<b>Commercial</b>	<b>100%</b>	<b>100%</b>
<a href="#">Assessed Value</a>	131,700	131,700
<a href="#">Provincial Percentage</a>	100%	100%
<a href="#">Taxable Assessment</a>	131,700	131,700

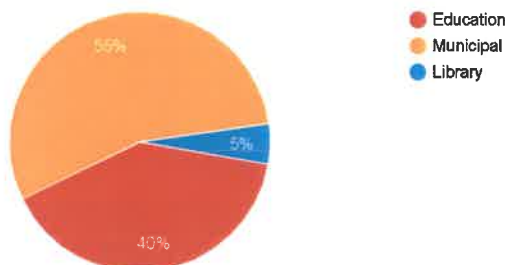
### Taxes

	2017	2018 (estimate)
<b>Commercial</b>	<b>100%</b>	<b>100%</b>
Municipal	\$1,159.46	\$1,187.33
<a href="#">Education</a>	\$825.75	\$825.75
Library	\$114.75	\$114.75
Municipal Phase-in	-\$446.07	-\$223.04
Education Phase-in	-\$289.12	-\$144.56
Library Phase-in	-\$44.62	-\$22.31
<a href="#">Business Improvement District</a>	\$62.56	\$62.56
<b>Sub Total</b>	<b>\$1,382.71</b>	<b>\$1,800.48</b>
Other ( <a href="#">Laneways</a> and <a href="#">Local Improvements</a> )	\$99.54	\$99.54
<a href="#">Provincial Download 2.5%</a>	\$27.87	\$0.00
<b>Total Taxes</b>	<b>\$1,510.12</b>	<b>\$1,900.02</b>

[Commercial Phase-in Breakdown](#)

Assessment and Tax Information above is for the current Mill Class. If there was a Mill Class change on the account during one of the tax years above, the total levy may not be displayed.

### Taxes Breakdown



---

## Property Characteristics

- [Valuation Neighbourhood Number](#): 1615 <sup>Ⓔ</sup>
- [Lot Size](#): 3,121 square feet
- [Study Area](#): 5205
- [Property Type](#): Industrial
- [Approach](#): Cost

---

## Disclaimer

This material and the information included is proprietary and may not be reproduced in any form or by any means without written consent from the City of Regina. The material and the information may only be used for the purposes stated pursuant to the applicable contract and/or licence agreement. It shall not be used for the solicitation or mailing purposes of any kind.

The information is collected for assessment analysis and interpretation purpose only. While the City of Regina provides this information in good faith, it does not warrant, covenant, or guarantee the completeness and accuracy of the information. The City does not assume responsibility nor accept liability arising from any improper use. The information is maintained on a regular basis and reflects the contents of the Assessment/Tax Database per the stated date of this document.



© 2018 City of Regina

[Privacy Policy](#) | [Terms of Use](#)





# Zoning Map

