

# REAL ESTATE AUCTION



**3**  
**DOWNTOWN  
BUILDINGS**

**REGINA,  
SASK.**

**Tuesday, August 15, 1995 • 2:00 pm**

*Auctions will be held in the buildings being sold. Auction #1 to be held on the 2nd floor. Auctions #2 & #3 to be held on the main floor of the respective buildings.*

## **➤ AUCTION #1: 1795 Rose Street**

**LAND SIZE:** 45' x 50'

**BUILDING SIZE:** 12,600 sq. ft.

**LEGAL:** Lot W.50-31 & Part 32, Block 287, Plan Old 33

**TAXES:** \$11,747.92

**PRESENT INCOME:** \$29,400.00 per year, only ground floor rented.

**YEAR BUILT:** 1910. Please note: The building was released from the restrictions of being a heritage building by Heritage Regina, by letter, September 12, 1994. Although the building is in excellent condition, it can be demolished or renovated if the purchaser wishes.

**GENERAL DESCRIPTION:** The property is in the heart of the downtown and is at the corner of Rose Street and 11th Avenue. The main floor is leased to two tenants, month to month. There are five floors of office space. Four floors have recently been renovated, including washrooms. There is elevator access to each floor. The office space is all vacant and ready for lease. The building is in very good condition and is well located. Loft housing, office condos or rentals are some uses for this desirable investment.



## ➤ **AUCTION #2: 1832 - 11th Avenue**

**LAND SIZE:** 33.5' x 75'

**BUILDING SIZE:** 4,500 sq. ft., plus full basement

**LEGAL:** Lots W-33' 4" - E75 - 31 to 33, Block 287, Plan Old 33

**TAXES:** \$9,813.92

**PRESENT INCOME:** \$19,200.00 per year, upper floor month to month lease. Main floor is vacant.

**YEAR BUILT:** 1920

**GENERAL DESCRIPTION:** The building is two storeys and has a separate entrance to the upper floor. The main floor is in excellent condition and is perfect for retail space. The upper floor has been recently renovated and painted. There is separate heating and air conditioning for each floor.



## ➤ **AUCTION #3: 1820 - 11th Avenue**

**LAND SIZE:** 41' x 75'

**BUILDING SIZE:** 3070 sq. ft.

**LEGAL:** Lot 41 2/3 of 31-33, Block 287, Plan Old 33

**TAXES:** \$11,959.34

**YEAR BUILT:** 1974

**GENERAL DESCRIPTION:** The building is a one storey concrete building in excellent condition. Presently it is divided into two 1,535 sq. ft. retail areas. Both are vacant at present. There are separate entrances and washrooms. There is also a storage area at the rear of the building. Each unit is air conditioned. The common wall can be removed to create a larger area or left as is for rental or possible condo conversion.



### **AUCTION TERMS, PROCEDURES AND CONDITIONS**

**VIEWING:** By appointment – Please call (306) 586-0150

**AUCTION:** Each property will sell to the highest bidder. This transaction will be executed on a standard real estate agreement by the purchaser. The vendor has 1 hour to accept or reject this offer. This is considered a formality only, as the vendor is very motivated to sell.

**DEPOSIT:** 10% of the purchase price is required for each sale. This amount is non-refundable and is applied to the purchase price at closing.

**CLOSING:** All adjustments are to be done to the closing date, on or before Friday, 12:00 noon, Saskatchewan time, September 29, 1995.

**CONDUCT OF SALE:** All aspects of the auction sales are at the direction and discretion of the auctioneer. Announcements made from the auctioneer at the time of sale shall take precedence over all printed materials.

**ABSENTEE BIDS/TELEPHONE BIDS:** Please contact Apple Auction Corp. for information.

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