

REAL ESTATE AUCTION

321 Devine St, Sarnia, ON

Online Auction opening August 19, 2026

Closing September 14, 2026 at 7:00 pm



*"When you want your
Real Estate sold yesterday!"®*

151 York St.
London, Ontario N6A 1A8
1.519.672.6604 or 1.877.672.6604

www.northamericanauctioneers.com

BIDDERS INFORMATION PACKAGE

for
321 Devine St, Sarnia, ON

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INTRODUCTION

DON'T MISS THIS OPPORTUNITY!

This is a fantastic opportunity to purchase 3 acres of infill development land in the heart of Sarnia! Walking distance to parks, historic old Sarnia downtown and waterfront. Zoning permits building height of up to 28 meters and allows up to 166 parking spaces. Clear site is ready for shovel.

Auction start: August 19, 2026 10 a.m.

Auction close: September 14, 2026 6 p.m.

Buying Through Auction

Buy with confidence and without the fear of offering too much. Unlike buying a home through multiple offers not knowing what to offer, through an auction you can submit your offer and watch the bids for the house increasing as much or as little as you wish. Should you have a realtor no worries, they are able to assist you with the purchase and will be paid on closing.

Finally, you have a completely transparent way of purchasing a home while still having all the benefits of the sale being handled by an Ontario Real Estate brokerage!



Property Client Full

321 Devine Street, Sarnia, Ontario N7T 2W7

Listing

321 Devine St Sarnia

Active / Commercial / Land

MLS® #: **X13683888**

List Price: **\$1,500,000.00/Full Sale**

New Listing



Lambton/Sarnia/Sarnia

Tax Amt/Yr: **\$14,424.47/2025/Annual** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **LT 8 E/S BROCK ST, 9 E/S BROCK ST, 10 E/S BROCK ST PL 16 1/2 SARNIA CITY; SARNIA**

Category: **Designated** Use: **Residential**
 Link: **Holdover** **90**
 Freestanding: **Franchise:** **No**
 Occupant: **Vacant** Possession:

Zoning: **UR2-1**
 Dir/Cross St: **Devine and Brock**

PIN #: **432540192**
 Possession:

ARN #: **382940000711100**
 Possession Date: **2026-11-14**

Contact After Exp: **No**

Total Area: **3.02 Acres**

Lot/Bldg/Unit/Dim: **Lot 292.73 x 450Feet**
 Water: **Municipal**
 Sewers: **Sanitary & Storm Available**
 Green PIS: **No**

Assessment: **2026**
 Chattels: **No**

Utilities: **Available**
 Waterfront Y/N:

Commercial/Financial Information

For Year:

Financial Statement: **No**

Remarks/Directions

Client Rmks: **Property is under power of sale and to be auctioned by North American Auctioneers. Please visit www.northamericauctioneers.com for copies of all sale documents and bidders package. Auction will be on line with bidding closing September 14th 2026. This is a fantastic opportunity to purchase 3 acres of infill development land in the heart of Sarnia! Walking distance to parks, historic old Sarnia downtown and waterfront. Zoning permits building height of up the 28 meters and allows up to 166 parking spaces.**

Listing Contracted With: **ANCHOR REALTY 519-672-6604**

Date Prepared: **08/17/2026**

BIDDING INSTRUCTIONS/LEGALITIES

1. This auction will be completed by an online auction opening 10am August 19, 2026 and closing 6pm, September 14, 2026.
2. Please contact our office at 1-877-672-6604 or auction@execulink.com to arrange a time to view if you cannot attend open houses.
3. To register for the auction please go to <https://northamericanauctioneers.com/my-account/>
4. This will be a soft close on line auction meaning, if a bid is received less than 2 minutes prior to auction close the auction will be extended by three minutes for each bid to allow other bidders the opportunity to bid. This will continue until no other bids are received for the maximum of three minutes when the auction will then close for bidding.
5. Your financing approval must be in place prior to the auction.
6. Property and any appliances are being sold in as is where is condition with no warranties.
7. **A bid to buy a property by Auction is an offer to purchase at the bid price. Should you be the highest bidder at auction close, the Agreement of Purchase and Sale will be sent to you Via Electronic Signature shortly after the auction close for your signatures. You must sign and complete this Agreement of Purchase and Sale upon receipt. This agreement will then be submitted to the Sellers. Should you not complete the Agreement of Purchase and Sale, and decide against buying the property at your bid price, you will lose any and all deposits paid and be liable for any costs or losses incurred by the sellers.**
8. Should the property not be pronounced SOLD at the auction, the Sellers may accept or counter any written offer from the highest bidder.
9. All liens will be removed from the property giving buyer free and clear title, other than normal covenants or easements on closing.
10. Closing of the sale will be 90 days after close of auction.
11. The Auctioneer/Brokerage have not verified any measurements or values supplied by the Seller.
12. Should you wish to view the property for yourself, or have an inspector view the property please call our offices for an appointment.
13. Each bidder has an opportunity to visit the site and must satisfy themselves by personal examination as to the condition of the property. No claim whatsoever shall be allowed at any time after submission of the offer.
14. The total deposit required for this property will be \$25,000. Once you are declared the winning bidder, your credit card will be charged an immediate \$500 on line deposit with the remaining \$24,500 deposit required within 24 hours of acceptance of offer by seller. Remaining deposit of \$24,500 can be made by certified cheque or bank direct deposit, if you will be depositing by direct deposit instructions will be sent to you via email. Full deposit of \$25,000 will be held in a non-interest bearing real estate trust account of Anchor Realty and applied to the final sale amount on closing.
15. The Buyer acknowledges that the Seller and Auctioneer make no representation and/or warranties with respect to the state of repair of the premises, inclusions of chattels or fixtures, or ownership of fixtures or appliances, and the buyer agrees to accept the property "as is".
16. Street Address: 321 Devine Street, Sarnia, ON N7T 2W7
17. Legal Description: LT 8 E/S BROCK ST, 9 E/S BROCK ST, 10 E/S BROCK ST PL 16 1/2 SARNIA CITY; SARNIA