



Land For Sale By Public Tender Under the Tax Enforcement Act

Instructions to Bidders

Sealed tenders addressed to the Sales Section, Saskatoon Land, 201 Third Avenue North, Saskatoon, SK S7K 2H7, and plainly marked on the envelope “**Tender for Purchase of Property Under the Tax Enforcement Act**” will be received until **2:00 p.m. CST**, on **Wednesday, June 29th, 2022**, for the following property:

NEIGHBOURHOOD:	Mayfair
PROPERTY TYPE:	Residential (Vacant Land)
CIVIC ADDRESS:	1532 Avenue D N
LEGAL DESCRIPTION:	Lot 25, Block 25A, Plan F5509 Extension 0 & Lot 49, Block 25A, Plan 101445465 Extension 31
ISC PARCEL NUMBER:	118961961 & 136116750
PARCEL DIMENSIONS:	37' 5" width x 124' 5" length
PARCEL SIZE:	4,660 sq. ft.
ZONING DISTRICT:	R2
RESERVE BID:	\$70,000.00

Bids must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon (City) for 10% of the tendered price, and must be submitted on the attached standard tender form. Subject to the information below, should the successful bidder not purchase the property, the deposit will be forfeited. The deposit cheques received from unsuccessful bidders will be returned.

All bids are irrevocable for a period of 14 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:

- (a) prices;
- (b) methods, factors or formulas to calculate prices;
- (c) the intention or decision to submit, or not submit, a bid; or
- (d) 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.

No multiple bids for a single property will be accepted.
No conditional bids will be accepted.

In accordance with the Tax Enforcement Act, bidders who are either a councillor or an official with the City of Saskatoon must identify on the front of the sealed bid that they are employed by the municipality.

Sale Agreement

The successful bidder must enter into a Sale Agreement within 30 days of notification of award of tender.

Representations, Warranties, and Environmental Condition

The property is being sold “as is”. There are no representations, or warranties expressed or implied, as to fitness of the land for any particular purpose.

Services

Services are provided adjacent to the site and are typically located in adjacent rights of way. Any costs associated with service connections or private crossings are not included in the tender price and are the responsibility of the successful bidder.

Typically, services include sidewalk, curb, boulevard, street paving, street lighting, street signing, watermains, sanitary sewer mains, trunk sewer levies, and primary watermain levies. In addition, natural gas, electrical power and communication services will be provided to the property line to a point to determined by the respective utility agencies.

Possession

The successful bidder will be granted possession of the property after payment in full has been received, and in any event no later than 60 days from closing of the tender (by August 29th, 2022).

The following outlines the conditions for possession:

On or before the possession date, the successful bidder will deliver to Saskatoon Land the following:

1. A certified cheque, bank draft, or solicitor’s trust cheque for the balance of the purchase price.

The purchaser is responsible for fees of Transfer Title. The purchaser must provide the name of his/her solicitor who will undertake to register the Transfer Authorization on his/her behalf. The City will provide a Transfer Authorization to the purchaser’s solicitor upon receipt of the balance of the purchase price.

Property taxes will be adjusted as per the possession date.

Zoning and Building Restrictions

This property is zoned R2. Bidders are advised to consult with the Planning and Development Division at 306-975-2645 as to permissible uses and other zoning details.

Conditions

There will be no exceptions as to the conditions of this tender.

Photos

The following photo document the lot.



Please consult our office or the website prior to the tender closing date for any amendments to this package.



Saskatoon Land
201 Third Avenue North
Saskatoon, SK S7K 2H7
Phone: (306) 975-3278 • Fax: (306) 975-3070
Website: saskatoonland.ca
E-mail: land@saskatoon.ca

Tender Form

I wish to submit the following tender:

❶ Lot/Parcel: 25 & 49 Block: 25A Plan: F5509 Extension 0 & Plan 101445465
Extension 31
Civic Address: 1532 Avenue D North

❷ Amount Tendered: \$ _____ (before GST).*

❸ A certified cheque in the amount of \$ _____ is attached. **

*All bids are subject to Goods and Services Tax. The successful bidder will be required to pay the GST when forwarding the balance of the purchase price or provide a GST Registration Number.

**This amount represents exactly 10% of the amount tendered and the cheque is made out to the City of Saskatoon.

Company: _____

GST Registration Number (if applicable): _____

Contact Name: _____

Address: _____
(postal code)

Telephone No.: _____

Fax No.: _____

E-mail Address: _____

Solicitor: _____

Solicitor's Address: _____

I have read and acknowledge the conditions as set out in the attached Instructions to Bidders.

Signature _____

Date _____



Surface Parcel Number: 118961961

REQUEST DATE: Wed Mar 16 13:06:13 GMT-06:00 2022

D AV	7.61	118957540	118957539
		118961983	136116738
			136116727
		118961972	118961826
		136116749	136116716
		136116750	136116705
		118961961	119089985
		118961950	136116693
		118961949	136116682
		118961938	118961792
	118961781		
	118961770		



Owner Name(s) : CITY OF SASKATOON

Municipality : CITY OF SASKATOON

Title Number(s) : 154310453

Parcel Class : Parcel (Generic)

Land Description : Lot 25-Blk/Par 25A-Plan F5509 Ext 0

Source Quarter Section : SE-05-37-05-3

Commodity/Unit : Not Applicable

Area : 0.029 hectares (0.07 acres)

Converted Title Number : 93S28393

Ownership Share : 1:1



Surface Parcel Number: 136116750

REQUEST DATE: Wed Mar 16 13:05:57 GMT-06:00 2022

D AV	118957540		118957539
	118961983		136116738
			136116727
	118961972		118961826
	136116749	37.93	136116716
	136116750	37.94	136116705
	118961961		119089985
	118961950		136116693
			136116682
	118961949		118961792
118961938		118961781	

Owner Name(s) : CITY OF SASKATOON

Municipality : CITY OF SASKATOON

Title Number(s) : 154310464

Parcel Class : Parcel (Generic)

Land Description : Lot 49-Blk/Par 25A-Plan 101445465 Ext 31

Source Quarter Section : SE-05-37-05-3

Commodity/Unit : Not Applicable

Area : 0.014 hectares (0.04 acres)

Converted Title Number : 93S28393

Ownership Share : 1:1

For Sale by Public Tender - 1532 Avenue D N



Note: Saskatoon Land does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.



**City of
Saskatoon**
Saskatoon Land - March 2022