



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, September 1st, 2021**, for the following property:

NEIGHBOURHOOD:	Mayfair
PROPERTY TYPE:	Residential (Vacant Land)
CIVIC ADDRESS:	1212 Avenue B North
LEGAL DESCRIPTION:	Lot 11, Block 1, Plan F5509 & Lot 40, Block 1, Plan 101450450
ISC PARCEL NUMBER:	118956606 & 136136550
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, watermain, 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 be 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 November 1st, 2021).

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.

Notes

Please note that the bid opening is open to the public and that masks/face coverings are encouraged.

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

For Sale by Public Tender - 1212 Avenue B North



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 - July 2021



Surface Parcel Number: 118956606

REQUEST DATE: Tue Jul 13 10:42:52 GMT-06:00 2021

B AV	120792001					118967822
	118967934					120895803
	136158015					120895814
	136136572					118967800
	136136561					118967798
	136136550 37.93					118956617
	118956606 37.93					
	120791819	120791808	120791796	120791785	120791774	120791763

Owner Name(s) : CITY OF SASKATOON

Municipality : CITY OF SASKATOON

Title Number(s) : 154211138

Parcel Class : Parcel (Generic)

Land Description : Lot 11-Blk/Par 1-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 : 02SA07925

Ownership Share : 1:1



Surface Parcel Number: 136136550

REQUEST DATE: Tue Jul 13 10:43:59 GMT-06:00 2021

B AV	120792001					118967822	
	118967934					120895803	
	136158015					120895814	
	136136572					118967800	
	136136561					118967798	
	37.93						
	2.54	136136550				37.93	2.54
	118956606					118956617	
	120791819	120791808	120791796	120791785	120791774	120791763	

Owner Name(s) : CITY OF SASKATOON

Municipality : CITY OF SASKATOON

Area : 0.01 hectares (0.02 acres)

Title Number(s) : 154211149

Converted Title Number : 02SA07925

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Lot 40-Blk/Par 1-Plan 101450450 Ext 35

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

Commodity/Unit : Not Applicable

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.