



Land For Sale Under the Tax Enforcement Act

Instructions to Purchasers

Offers addressed to the Sales Section, Saskatoon Land, 201 Third Avenue North, Saskatoon, SK S7K 2H7, are being received for the following property:

NEIGHBOURHOOD:	Avalon
PROPERTY TYPE:	Residential
CIVIC ADDRESS:	2426 McPherson Avenue
LEGAL DESCRIPTION:	Lot 5, Block 33, Plan G234, Extension 0, Lot 39, Block 33, Plan 101506429, Extension 51
ISC PARCEL NUMBER:	119923410 & 136072087
ZONING DISTRICT:	R2
ASKING PRICE:	\$125,000.00

Open Market Sale Process

1. **Review** - Interested parties should review the sales package and familiarize themselves with the relevant terms and conditions.
2. **Submission** - Interested parties must complete the [Purchaser Application Form](#) and submit to Saskatoon Land.
Non-binding offers should be marked as "Open Market Sale - Single-Family Lots" and submitted to:
Saskatoon Land
Attn: Sales
201 3rd Avenue North
Saskatoon, SK S7K 2H7
3. **Negotiation/Offer Acceptance** - Saskatoon Land will review the form and contact interested parties to confirm whether or not Saskatoon Land will consider the application for further negotiation. Once Saskatoon Land has entered into negotiations with interested parties, offer acceptance will be subject to compliance with the terms and conditions.
4. **Deposit** - Deposit amount of 10% is due within five (5) business days of offer acceptance.
5. **Payment** - Full payment of the lot is due in sixty (60) days of effective date of Agreement.

In accordance with the Tax Enforcement Act, potential purchasers who are either a councillor or an official with the City of Saskatoon must identify on the purchaser application form that they are employed by the municipality.

Sale Agreement

The successful purchaser must enter into a Sale Agreement within 30 days of acceptance of offer.

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.

The land is currently vacant. A single-family home existed on the property, which was demolished in June 2019. The site has been cleaned, graded and levelled to the surrounding properties, street and rear lane.

Possession

The successful purchaser will be granted possession of the property after payment in full has been received, and in any event no later than 60 days from the effective date of the Sale Agreement.

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.
2. Properly executed and sealed copies of the Sale Agreement.

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 offer.

Photos

The following photos document the lot.





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

PURCHASER APPLICATION FORM

Please complete this form if you are interested in purchasing land from Saskatoon Land, City of Saskatoon. This information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to Saskatoon Land regarding a desire to purchase property. The completion of the form in no way obligates the applicant to purchase the property in question and is not in any way binding upon The City of Saskatoon. It is for information purposes only. Saskatoon Land will review the form and contact you to confirm whether or not Saskatoon Land will consider your application for negotiation. Saskatoon Land re-serves the right to negotiate with only those parties it determines, in its sole discretion. Saskatoon Land reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Saskatoon Land has the ability to reject any offer for any reason prior acceptance or approval.

Property Requested

Legal	
Civic Address	
Purchase Price Offered	

Contact Information

Name to appear on title	
Contact Person	
Phone #	
Fax #	
Email Address	
Street Address	
City, Province	
Postal Code	
GST Registration #	

Lawyer Information

Name & Firm	
Phone #	
Fax #	
Email Address	
Street Address	
City, Province	
Postal Code	

The property is sold "as is". No warranties or guarantees apply. All sales are subject to administrative approval. The City reserves the right not to enter into a sale agreement.

Please note that a separate application form is required for each lot you are submitting an offer on.