

.61 acre to 9.15 acre parcel sizes available in the Southwest Industrial area and Lorne Ave

Southwest Industrial & Lorne Avenue Public Tender



Corner Site Exposure

Corner sites on Malouf Road/Barnes Avenue and Malouf Road/Jonathan Avenue for high visibility



Major Arterials

Parcels highly visible to Circle Drive South.



Flexible Zoning

Flexible Zoning to accommodate a variety of land uses, including retail.

GET IN TOUCH

LAND FOR SALE BY PUBLIC TENDER

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 Industrial Property" will be received until 2:00 p.m. CST, on Wednesday, February 20, 2019, for the following properties:

CIVIC ADDRESS: 115 Barnes Avenue
LEGAL DESCRIPTION: Lot 10, Block 188, Plan 102252518
ISC SURFACE PARCEL: 203364705
SITE AREA: 0.36 ha (0.89 acres) +/-
ZONING DISTRICT: IL1
RESERVE BID: \$458,000

CIVIC ADDRESS: Address to be assigned
LEGAL DESCRIPTION: Lot 11, Block 189, Plan 102252518
ISC SURFACE PARCEL: 203364570
SITE AREA: 0.55 ha (1.37 acres) +/-
ZONING DISTRICT: IL1
RESERVE BID: \$700,000

CIVIC ADDRESS: Address to be assigned
LEGAL DESCRIPTION: Lot 11, Block 188, Plan 102252518
ISC SURFACE PARCEL: 203364648
SITE AREA: 0.25 ha (0.61 acres) +/-
ZONING DISTRICT: IL1
RESERVE BID: \$330,000

CIVIC ADDRESS: Address to be assigned
LEGAL DESCRIPTION: Lot 12, Block 189, Plan 102252518
ISC SURFACE PARCEL: 203364615
SITE AREA: 0.50 ha (1.24 acres) +/-
ZONING DISTRICT: IL1
RESERVE BID: \$665,000

CIVIC ADDRESS: 375 Malouf Road
LEGAL DESCRIPTION: Lot 12, Block 188, Plan 102252518
ISC SURFACE PARCEL: 203364716
SITE AREA: 0.26 ha (0.64 acres) +/-
ZONING DISTRICT: IL1
RESERVE BID: \$354,000

CIVIC ADDRESS: 118 Barnes Avenue
LEGAL DESCRIPTION: Lot 13, Block 189, Plan 102252518
ISC SURFACE PARCEL: 203364626
SITE AREA: 0.59 ha (1.46 acres) +/-
ZONING DISTRICT: IL1
RESERVE BID: \$752,000

CIVIC ADDRESS: 387 Malouf Road
LEGAL DESCRIPTION: Lot 13, Block 188, Plan 102252518
ISC SURFACE PARCEL: 203364682
SITE AREA: 0.37 ha (0.91 acres) +/-
ZONING DISTRICT: IL1
RESERVE BID: \$504,000

CIVIC ADDRESS: 106 Barnes Avenue
LEGAL DESCRIPTION: Lot 14, Block 189, Plan 102252518
ISC SURFACE PARCEL: 203364558
SITE AREA: 0.45 ha (1.12 acres) +/-
ZONING DISTRICT: IL1
RESERVE BID: \$577,000

CIVIC ADDRESS: 107 Jonathon Avenue
LEGAL DESCRIPTION: Lot 9, Block 189, Plan 102252518
ISC SURFACE PARCEL: 203364659
SITE AREA: 0.60 ha (1.48 acres) +/-
ZONING DISTRICT: IL1
RESERVE BID: \$762,000

CIVIC ADDRESS: 250 & 258 Malouf Road
LEGAL DESCRIPTION: Lots 21 & 22, Block 191, Plan 102252518
ISC SURFACE PARCEL: 203364503 & 203364693
SITE AREA: 3.70 ha (9.15 acres) +/-
ZONING DISTRICT: IL1
RESERVE BID: \$4,359,000

CIVIC ADDRESS: 119 Jonathon Avenue
LEGAL DESCRIPTION: Lot 10, Block 189, Plan 102252518
ISC SURFACE PARCEL: 203364727
SITE AREA: 0.66 ha (1.63 acres) +/-
ZONING DISTRICT: IL1
RESERVE BID: \$881,000

CIVIC ADDRESS: 2702 Lorne Avenue
LEGAL DESCRIPTION: Parcel E, Plan 102254116
ISC SURFACE PARCEL: 203369902
SITE AREA: 1.21 ha (3.00 acres) +/-
ZONING DISTRICT: IL1
RESERVE BID: \$2,500,000



BIDDING PROCESS

Bids must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon 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 the unsuccessful bidders will be returned.

Bids must be determined independently from any other bidder or potential bidder. If, in the option of the City, there is any appearance that a bidder has consulted 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.

All bids are irrevocable for a period of 14 days from tender closing date. All tenders become the property of the City of Saskatoon until such time as a tender is awarded or rejected. No multiple bids for a single property will be accepted.

No bids less than the Reserve Bid will be accepted.

The purchaser will be required to have a lawyer transfer title into the purchaser's name.

No conditional bids will be accepted.

The individual name or Company submitting the bid package is who will be named on the Sale Agreement. No amendments to the original entered bid will be accepted.

ZONING

All lots within the public tender offering are zoned IL1 (General Light Industrial District).

Bidders are advised to consult with Planning and Development Division at 306-975-2645 as to permissible uses and other details regarding the zoning.

It should be noted that Saskatoon Land is acting solely as the land developer of the subject sites and in no capacity as the Municipal Approving Authority for the City of Saskatoon. Questions or interpretations regarding zoning and/or regulatory requirements should be direct to the appropriate civic department(s).



SERVICES

Sites are fully serviced and include curb, boulevard, street paving, street lighting, water mains, sanitary sewer mains, trunk sewer levies and primary water main levies.

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

Final site grading is the responsibility of the successful bidder and must be approved by the City of Saskatoon, Transportation & Utilities Department. The successful bidder is also responsible for the topsoil, seeding, irrigating and maintenance of boulevards adjacent to their property to the edge of the sidewalk and between the sidewalk and the curb.

Lots 9 and 14, Block 189, Plan 102252518 and Parcel E, Plan 102254116 will be sold with the existing trees of various size and species in place. Purchasers are encouraged to incorporate some of the existing trees into their site landscaping if possible.

Parcel E, Plan 102254116, outdoor storage will not be permitted in the front yard adjacent to Lorne Avenue. In the remaining areas of the site, outdoor storage must be screened by a solid fence 2 metres in height.

Parcel E, Plan 102254116, proponents are encouraged to contact Saskatoon Water, (306)975-2534, to discuss storm water connection requirements.

EASEMENTS

See attached Feature Plan for easements. The successful bidder is required to agree to grant the utility agencies any further easements which may be required at no cost. Please note, Saskatoon Land does not ensure the accuracy of the attached sales map. For accuracy please refer to the Registered Survey Plan and Registered Descriptive Utility Feature Plan.

It is solely the responsibility of the successful bidder to be aware of any easements or rights-of-way that may restrict uses of the land. It is strongly advised before landowners begin designing their site and apply for a development permit, they should check the certificate of title to the land for all affecting registered easements and any accompanying restrictions.



SITE ACCESS

Private vehicle crossings will be reviewed by the Transportation Division for compliance with the City's Private Driveway Crossing Guidelines.

AIRPORT ZONING REGULATIONS

These properties may be subject to the Saskatoon Airport Zoning Regulations, which may be amended from time to time by Transport Canada and NAV Canada. Prospective purchasers may contact Saskatoon Airport Authority (306-975-6465) for further details.

ENVIRONMENTAL CONDITIONS

The properties are being sold "as is". A Phase 1, and if applicable, a Phase 2 Environmental Assessment report will be supplied to the successful bidder and is available for viewing at the Saskatoon Land Office until tender closing. Any further subsurface environmental/geotechnical investigations to evaluate for soil conditions on the site will be at the bidders own expense.

POSSESSION

The successful bidder will be granted possession of the property after payment in full has been received. Payment in full must be secured no later than 90 days from the closing of the tender.

The following outlines the conditions for possession:

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

1. A certified cheque, bank draft or solicitor's trust cheque for the balance of the purchase price.
2. A written statement acknowledging acceptance of the environmental condition of the property.

The City of Saskatoon 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.



SALE AGREEMENT

The successful bidder must enter into a sale agreement within 30 days of the conditional Award of Tender. Failure to enter into the Sale Agreement with the prescribed time period will be deemed in default of the terms of the tender and the bid deposit will be forfeited.

CONDITIONS

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

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



City of
Saskatoon
Saskatoon Land

Southwest Industrial & 2702 Lorne Avenue

Tender Form

I wish to submit the following tender:

❶ Lot(s)/Parcel: _____ Block: _____ Plan: _____

Civic Address: _____

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: _____

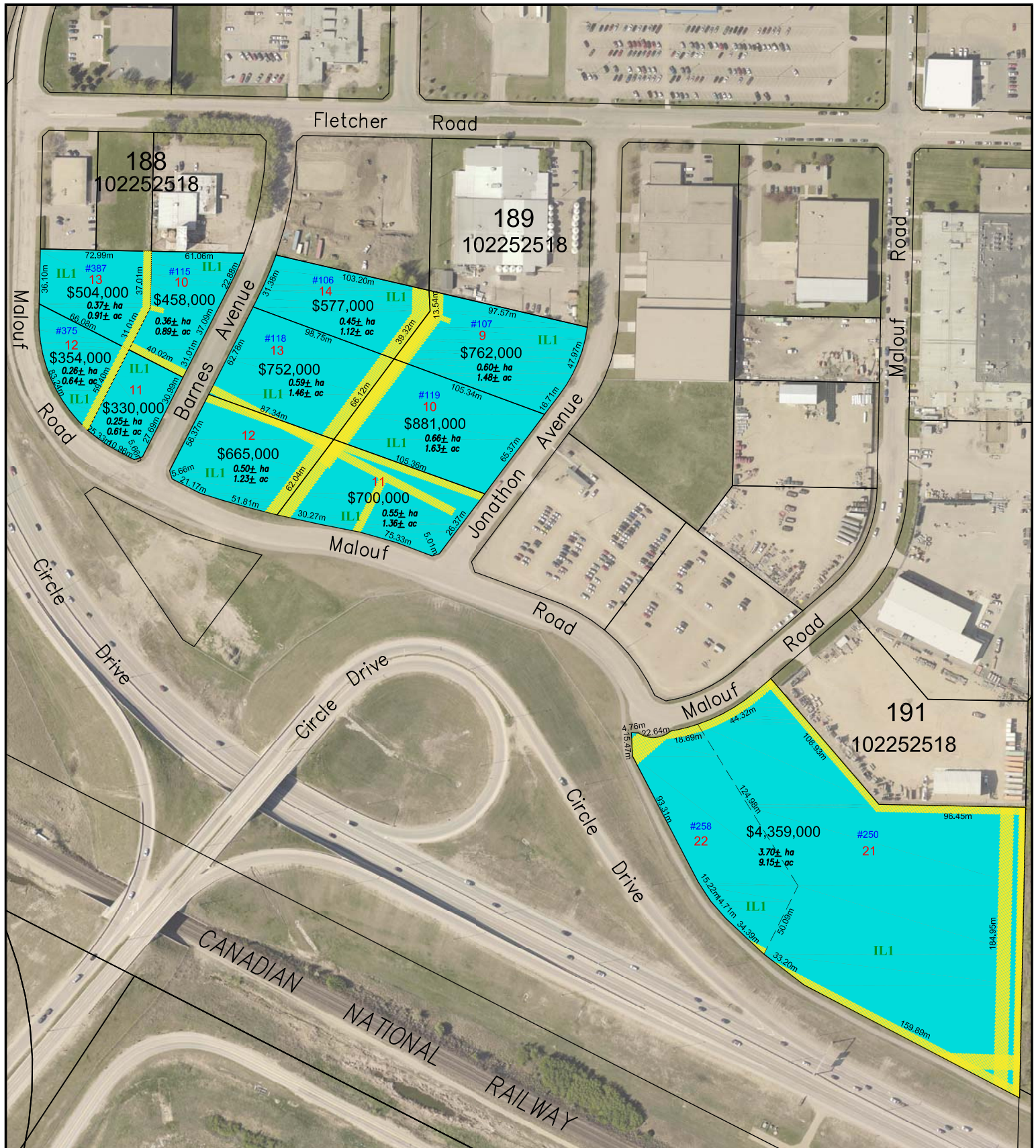
Solicitor's Address: _____

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

Signature _____

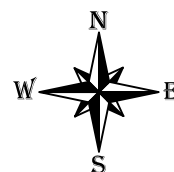
Date _____

South West Industrial Proposed Pricing and Lot Sales Map



Available Inventory ■
 Civic Address #123
 Lot Dimensions (meters) 12.34m
 Zoning IL1

Lot Number 3
 Block Number 123
 Plan Number 123456789
 Easement ■



 **City of
Saskatoon**
 Saskatoon Land - May 2018

Note: Saskatoon Land does not guarantee the accuracy of this drawing. To ensure accuracy, please refer to the Registered Plan of Survey. This drawing 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.

**Base Map 6 - Circle Drive South
Descriptive Plan - Type II**

SHOWING

Feature Utility Right of Way

within

Lots 11 & 12, Block 189,

Lots 14 & 15, Block 190,

Lots 21 & 23, Block 191,

all within

Plan No. 102252518

SW 1/4 Sec. 19 Twp. 36 Rge. 5 W3Mer.

Saskatoon

SASKATCHEWAN

BY: D.V. Franko, S.L.S.

DATE: June 26th 2017

SCALE 1:2000

NOTES:

MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.

MONUMENTS FOUND ARE SHOWN THUS

REFERENCE POINTS ARE SHOWN THUS

AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE.

ALL PARCELS AFFECTED BY THIS UTILITY HAVE AN EXTENSION 0.

STANDARD ROAD ALLOWANCES SHOWN ARE 20.117 METRES IN WIDTH.

DATUM USED: NAD83(CSRS)

PROJECTION USED: UTM ZONE 13N EXTENDED

GEOREFERENCED POINTS DERIVED FROM GNSS OBSERVATION.

RP COORDINATES WERE DERIVED ON MAY 4TH, 2016.

RP1 RP2

Detail
Not to Scale

191

23
Plan No.
102252518

F

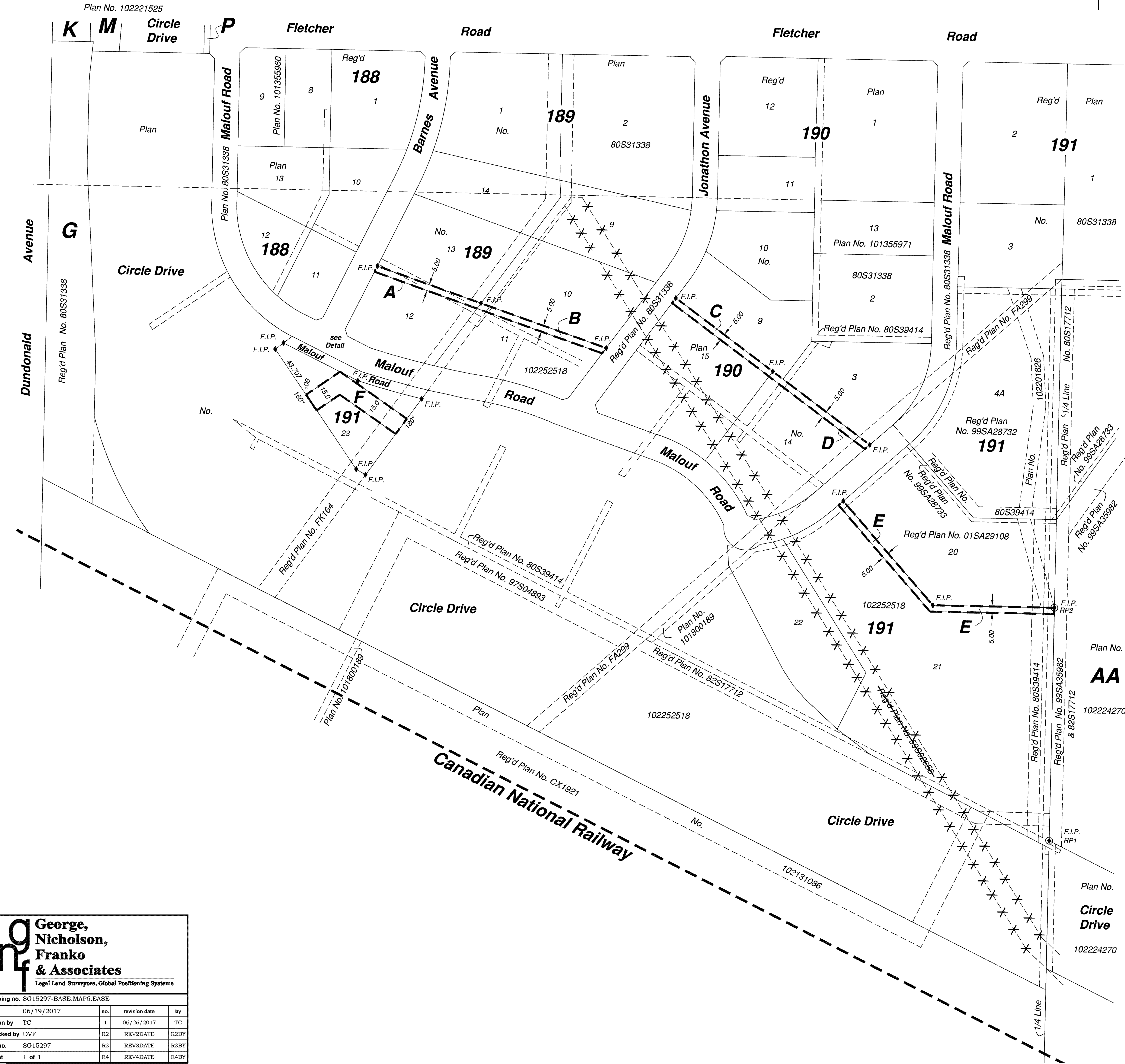
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102224270

Plan No.

**Circle
Drive**

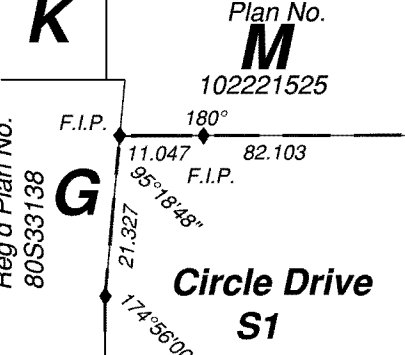
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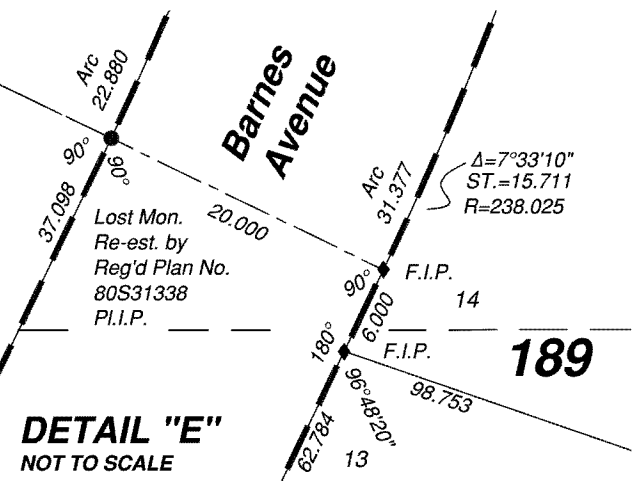
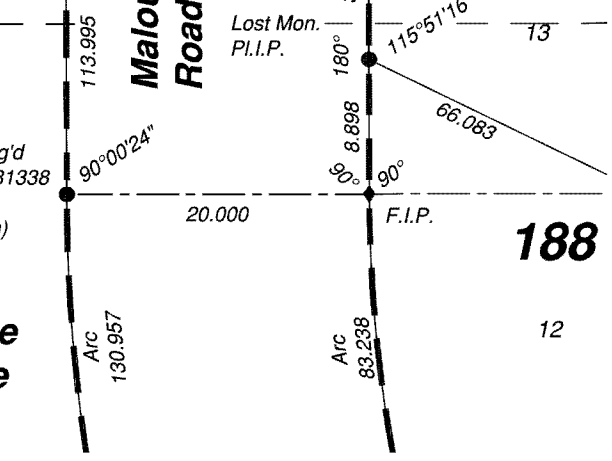
**George,
Nicholson,
Franko
& Associates**
Legal Land Surveyors, Global Positioning Systems

drawing no. SG15297-BASE.MAP6.EASE			
date	no.	revision date	by
06/19/2017	1	06/26/2017	TC
drawn by	TC	checked by	DVF
checked by	DVF	file no.	SG15297
file no.	SG15297	sheet	1 of 1
sheet	1 of 1	revision date	06/26/2017
revision date	06/26/2017	by	R4BY
by	R4BY	checked by	R2BY
checked by	R2BY	drawn by	TC
drawn by	TC	date	06/19/2017

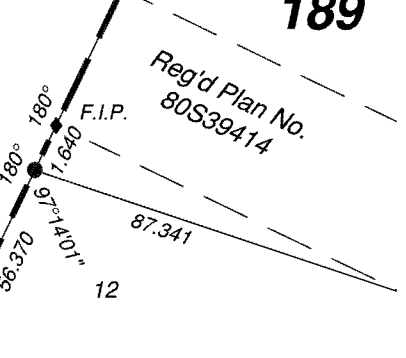
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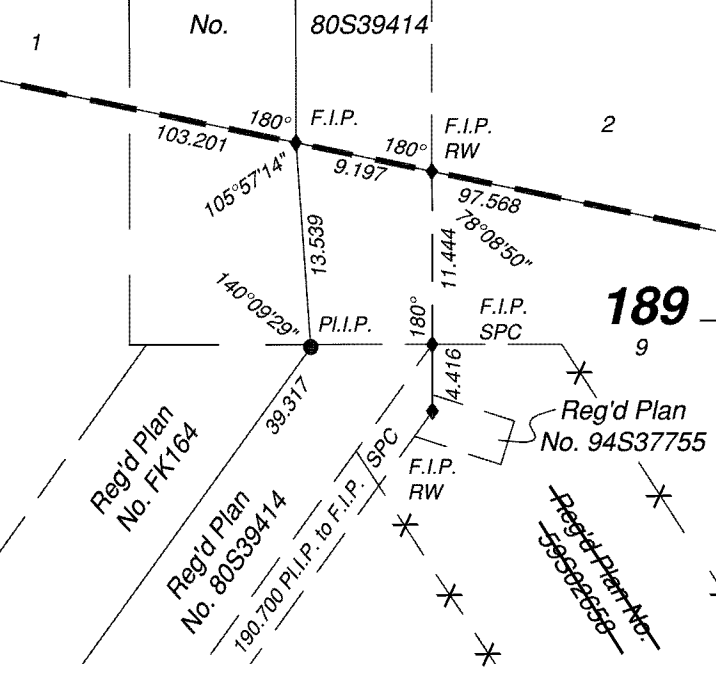
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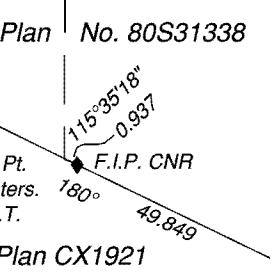
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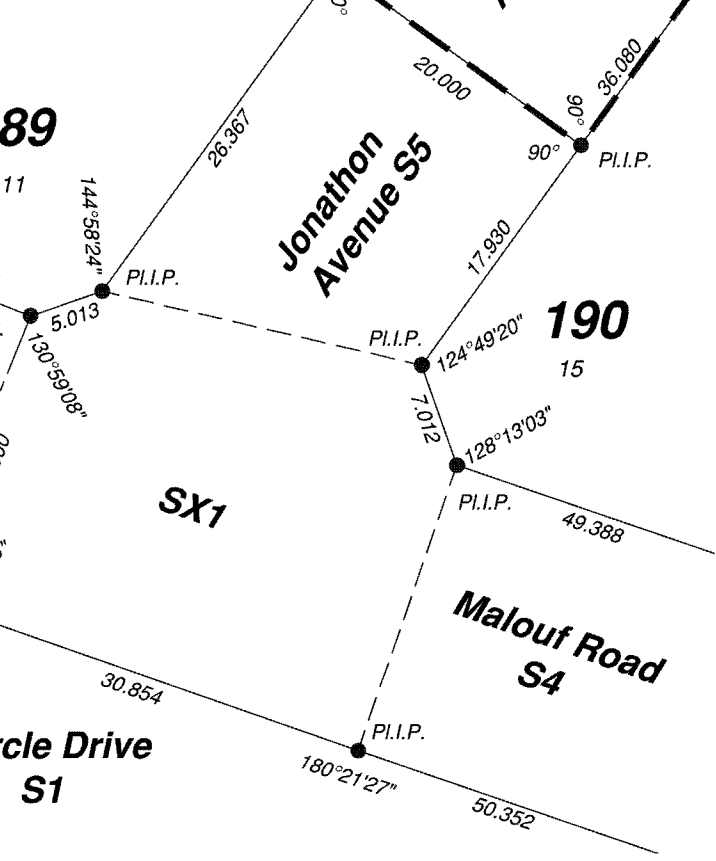
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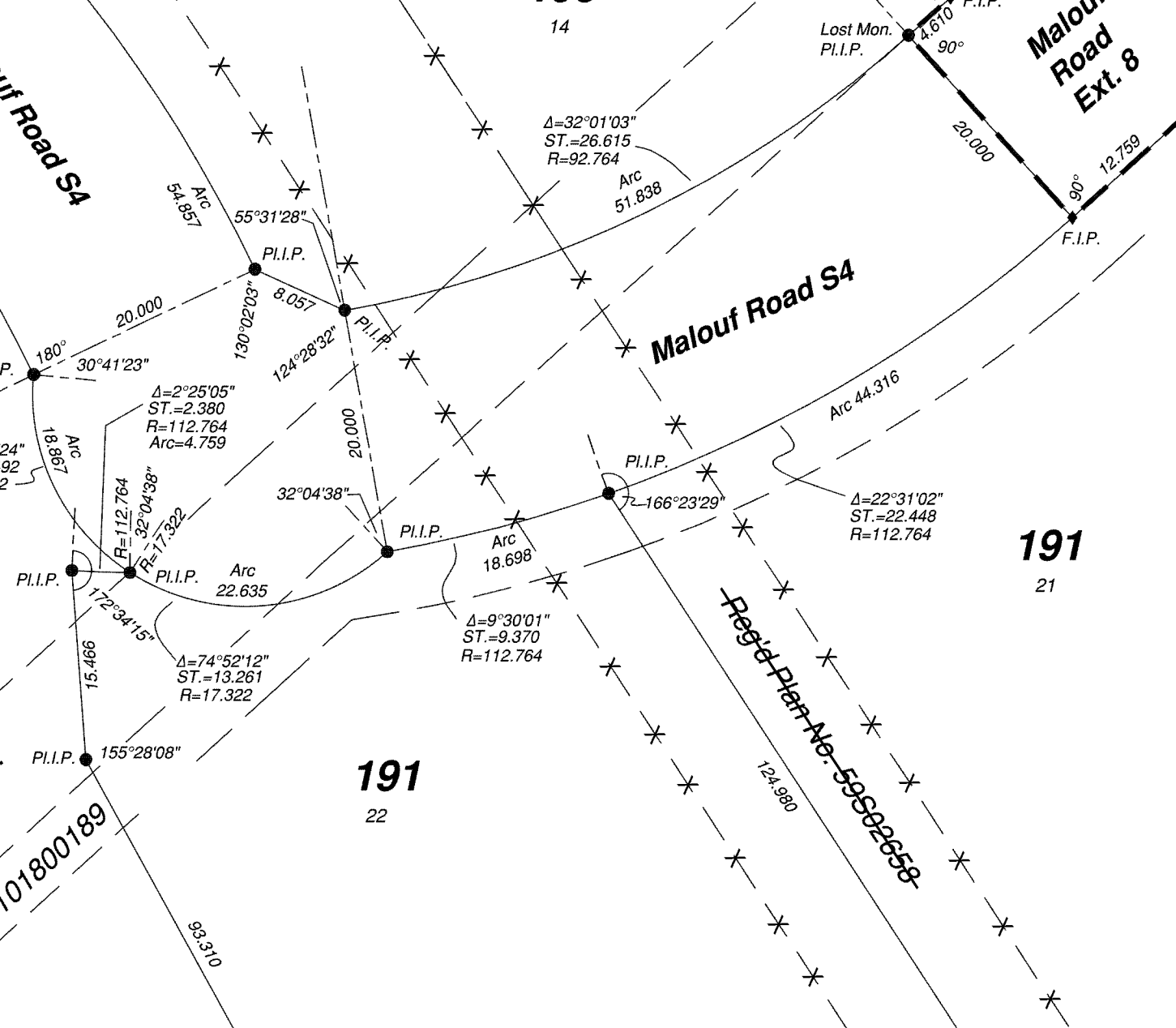
DETAIL "B"
NOT TO SCALE



DETAIL "H"
NOT TO SCALE



DETAIL "I"
NOT TO SCALE



Base Map 6 - Circle Drive South Plan of Survey

SHOWING SURFACE SUBDIVISION

of all of
Lots 2 to 7 inclusive Blk. 188,
Lots 3 to 8 inclusive Blk. 189,
Lots 4 to 8 inclusive Blk. 190,
Lots 5 to 19 inclusive Blk. 191,
Parcels A & D,
part of Malouf Road,
all within Reg'd Plan No. 80S31338;
all of Parcel B Reg'd Plan No. 67S07546;
all of Parcel AA Plan No. 102221626;
W 1/2 Sec. 19 Twp. 36 Rge. 5 W3Mer.
Saskatoon
SASKATCHEWAN
BY: D.V. Franko, S.L.S.
DATE: September 2009 - June 2017
SCALE 1:2000

NOTES:
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
MONUMENTS FOUND ARE SHOWN THUS: ●
STANDARD IRON POSTS PLANTED ARE SHOWN THUS: ○ RP1 ○ RP2
REFERENCE POINTS ARE SHOWN THUS: ○
AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE.
MONUMENTS PLANTED OR RE-ESTABLISHED IN THIS SURVEY ARE
MARKED WITH UNIQUE IDENTIFIER OF S002.
ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE AN EXTENSION 0.
STANDARD ROAD ALLOWANCES SHOWN ARE 20.117 METRES IN WIDTH.
DATUM USED: NAD83(CRS)
PROJECTION USED: UTM ZONE 18N EXTENDED
GEOREFERENCED POINTS DERIVED FROM GNSS OBSERVATION.
RP COORDINATES WERE DERIVED ON MAY 4TH, 2016.

George, Nicholson, Franko & Associates Legal Land Surveyors, Global Positioning Systems			
drawing no.	SG15297-BASE MAP6	no.	
date	11/23/2016	revision date	by
drawn by	TC	1	11/23/2016 TC
checked by	DVS	2	06/19/2017 TC
file no.	SG15297	3	06/19/2017 TC
sheet	1 of 1	4	06/27/2017 TC

Legend

Area to be approved is outlined by a heavy dashed line

Measurements are in metres and decimals thereof

All parcels within the line of approval have extension 0

Standard iron posts found are shown thus unless otherwise shown◆

Standard iron posts planted are stamped S002 and shown thus◆

Reference Points are shown thus○ RP1
○ RP2

All road allowances on this plan are 20.117m in width.

The Datum used: NAD83(CSRS)

The Projection used: UTM Zone13N Extended

RP coordinates were derived on October 28th, 2016.

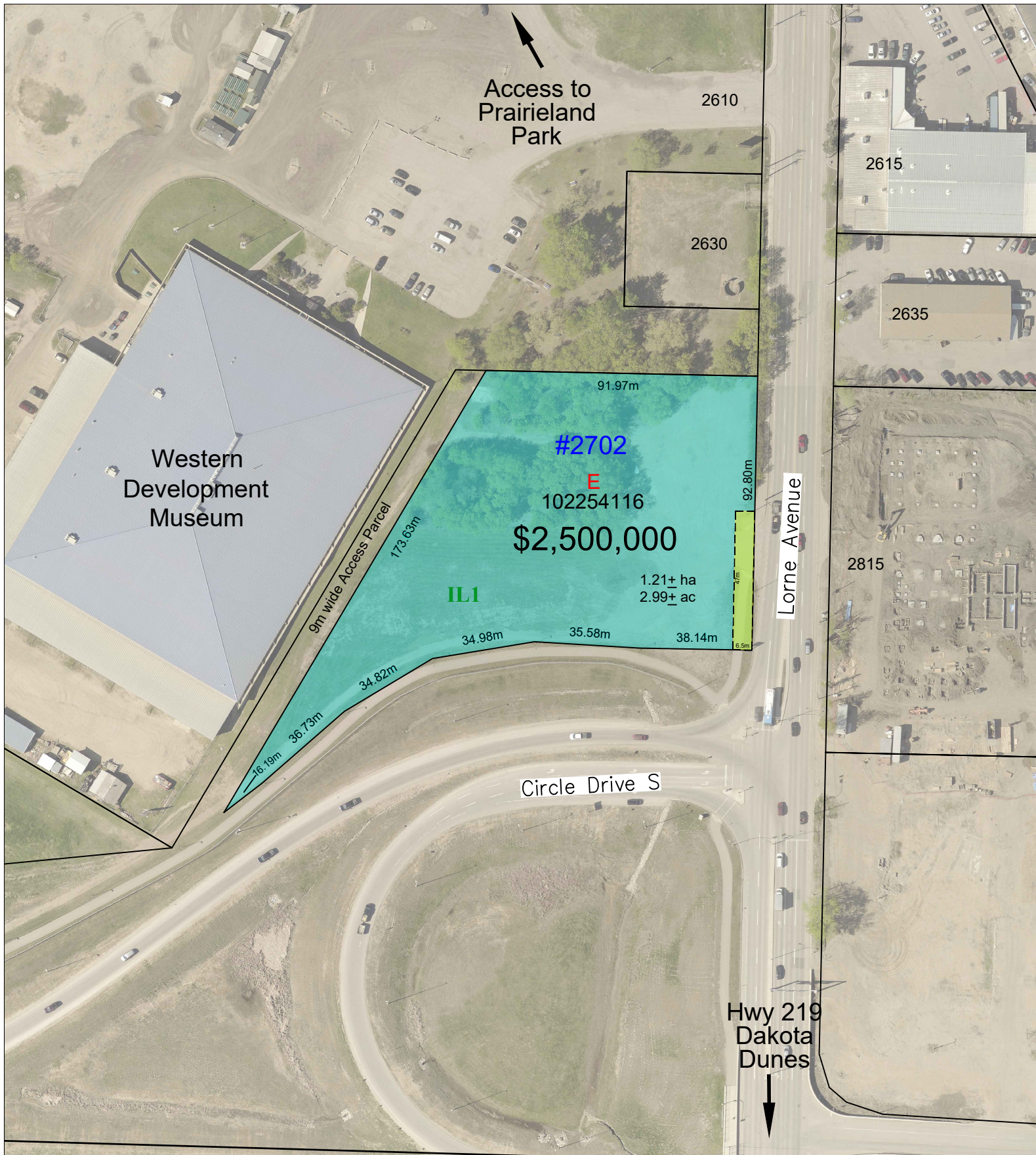
Geo-referenced points derived from GNSS observations


**George,
Nicholson,
Franko
& Associates**
Legal Land Surveyors, Global Positioning Systems

drawing no. SG15295-BASE.MAP.4

date	no.	revision date	by
10/21/2016			
drawn by TC	1	11/02/2016	TC
checked by DVP	2	11/04/2016	TC
file no. SG15295	3	06/19/2017	TC
sheet 1 of 1	4	07/04/2017	TC

2702 Lorne Avenue



Civic Address **#123**
Lot Dimensions (metres) 12.34m
Zoning **IL1**
Parcel Number **3**
Plan Number 123456789
Easement for path 

Price:
\$2,500,000

 **City of
Saskatoon**
Saskatoon Land - December 2018



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