

1.2 acre to 9.25 acre parcel sizes available in the Marquis and Hudson Bay Industrial areas

## Marquis & Hudson Bay Industrial Public Tender

Parcel zoning to accommodate a variety of land uses including retail, light industrial & heavy industrial



### Corner Site Exposure

Corner sites on Faithfull Avenue/64th Street and 60th Street/Lambert Avenue for high visibility and ease of access



### Major Arterials

Parcels with convenient access to major arterials including: Marquis Drive, Wanuskewin Road and Idylwyld Drive



### IL1 and IH 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 Tuesday, September 26, 2017, for the following properties:

CIVIC ADDRESS: 3575 Faithfull Ave  
LEGAL DESCRIPTION: Lot 1, Block 945, Plan 102197729  
ISC SURFACE PARCEL: 203146039  
SITE AREA: 0.684 ha (1.69 acres) +/-  
ZONING DISTRICT: IH  
RESERVE BID: \$1,012,000.00

CIVIC ADDRESS: 3563 Faithfull Ave  
LEGAL DESCRIPTION: Lot 2, Block 945, Plan 102197729  
ISC SURFACE PARCEL: 203146028  
SITE AREA: 0.546 ha (1.35 acres) +/-  
ZONING DISTRICT: IH  
RESERVE BID: \$707,000.00

CIVIC ADDRESS: 3551 Faithfull Ave  
LEGAL DESCRIPTION: Lot 3, Block 945, Plan 102197729  
ISC SURFACE PARCEL: 203146017  
SITE AREA: 0.546 ha (1.35 acres) +/-  
ZONING DISTRICT: IH  
RESERVE BID: \$707,000.00

CIVIC ADDRESS: 3539 Faithfull Ave  
LEGAL DESCRIPTION: Lot 4, Block 945, Plan 102197729  
ISC SURFACE PARCEL: 203146174  
SITE AREA: 0.578 ha (1.43 acres) +/-  
ZONING DISTRICT: IH  
RESERVE BID: \$749,000.00

CIVIC ADDRESS: 3527 Faithfull Ave  
LEGAL DESCRIPTION: Lot 5, Block 945, Plan 102197729  
ISC SURFACE PARCEL: 203145982  
SITE AREA: 0.578 ha (1.43 acres) +/-  
ZONING DISTRICT: IH  
RESERVE BID: \$749,000.00

CIVIC ADDRESS: 3515 Faithfull Ave  
LEGAL DESCRIPTION: Lot 6, Block 945, Plan 102197729  
ISC SURFACE PARCEL: 203146073  
SITE AREA: 0.578 ha (1.43 acres) +/-  
ZONING DISTRICT: IH  
RESERVE BID: \$749,000.00

CIVIC ADDRESS: 3503 Faithfull Ave  
LEGAL DESCRIPTION: Lot 7, Block 945, Plan 102197729  
ISC SURFACE PARCEL: 203145768  
SITE AREA: 0.578 ha (1.43 acres) +/-  
ZONING DISTRICT: IH  
RESERVE BID: \$859,000.00

CIVIC ADDRESS: 3570 Faithfull Ave  
LEGAL DESCRIPTION: Lot 1, Block 946, Plan 102197729  
ISC SURFACE PARCEL: 203145948  
SITE AREA: 1.517 ha (3.75 acres) +/-  
ZONING DISTRICT: IH  
RESERVE BID: \$2,248,000.00

CIVIC ADDRESS: 3558 Faithfull Ave  
LEGAL DESCRIPTION: Lot 2, Block 946, Plan 102197729  
ISC SURFACE PARCEL: 203146084  
SITE AREA: 1.553 ha (3.84 acres) +/-  
ZONING DISTRICT: IH  
RESERVE BID: \$2,012,000.00

CIVIC ADDRESS: 704 64th Street  
LEGAL DESCRIPTION: Lot 9, Block 949, Plan 102197729  
ISC SURFACE PARCEL: 203146118  
SITE AREA: 0.558 ha (1.38 acres) +/-  
ZONING DISTRICT: IH  
RESERVE BID: \$687,000.00

CIVIC ADDRESS: 712 64th Street  
LEGAL DESCRIPTION: Lot 10, Block 949, Plan 102197729  
ISC SURFACE PARCEL: 203146129  
SITE AREA: 0.558 ha (1.38 acres) +/-  
ZONING DISTRICT: IH  
RESERVE BID: \$829,000.00

CIVIC ADDRESS: 802 60th Street  
LEGAL DESCRIPTION: Block E, Plan 101646659  
ISC SURFACE PARCEL: 152823854  
SITE AREA: 3.743 ha (9.25 acres) +/-  
ZONING DISTRICT: IH  
RESERVE BID: \$5,078,000.00

CIVIC ADDRESS: 3702 Arthur Rose Ave  
LEGAL DESCRIPTION: Lot 5A, Block 280, Plan 102147904  
ISC SURFACE PARCEL: 202915290  
SITE AREA: 1.683 ha (4.16 acres) +/-  
ZONING DISTRICT: IL2  
RESERVE BID: \$2,335,000.00

CIVIC ADDRESS: Address to be assigned  
LEGAL DESCRIPTION: Lot 6, Block 869, Plan 102232347  
ISC SURFACE PARCEL: 203346884  
SITE AREA: 0.513 ha (1.27 acres) +/-  
ZONING DISTRICT: IL1  
RESERVE BID: \$763,000.00

CIVIC ADDRESS: 323 60th Street  
LEGAL DESCRIPTION: Lot 7, Block 869, Plan 102232347  
ISC SURFACE PARCEL: 203346873  
SITE AREA: 0.513 ha (1.27 acres) +/-  
ZONING DISTRICT: IL1  
RESERVE BID: \$668,000.00

CIVIC ADDRESS: 331 60th Street  
LEGAL DESCRIPTION: Lot 8, Block 869, Plan 102232347  
ISC SURFACE PARCEL: 203346918  
SITE AREA: 0.513 ha (1.27 acres) +/-  
ZONING DISTRICT: IL1  
RESERVE BID: \$668,000.00

CIVIC ADDRESS: 339 60th Street  
LEGAL DESCRIPTION: Lot 9, Block 869, Plan 102232347  
ISC SURFACE PARCEL: 203346907  
SITE AREA: 0.513 ha (1.27 acres) +/-  
ZONING DISTRICT: IL1  
RESERVE BID: \$668,000.00



## 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 opinion 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 conclusion 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

Parcels within this tender are zoned IL1 (General Light Industrial District), IL2 (Limited Intensity Light Industrial District) and IH (Heavy Industrial District).

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



## SERVICES

Tenders include the sum required to prepay services. These services include curb, boulevard, street paving, street lighting, street signing, water mains, sanitary sewer mains, trunk sewer levies, and primary water mains. In addition, natural gas, electrical power, and phone service will be provided to the property line to a point to be determined by the respective utility agencies.

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.

Final site grading is the responsibility of the purchaser and must be approved by the City of Saskatoon Transportation and Utilities Department.

Successful bidders are required to landscape any City boulevards adjacent to their property.

## EASEMENTS

See attached Feature Plan(s) 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.

## 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.



## REPRESENTATIONS, WARRANTIES & ENVIRONMENTAL CONDITION

The properties are being sold “as is”. A Phase 1 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 closing of the tender (by December 27th, 2017).

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 within 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: [www.saskatoonland.ca](http://www.saskatoonland.ca)  
E-mail: [land@saskatoon.ca](mailto:land@saskatoon.ca)

## Marquis & Hudson Bay Industrial

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### Tender Form

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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: \_\_\_\_\_

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

MARQUIS & HUDSON BAY INDUSTRIAL TENDER

LEGEND

- 3m easement
- 5m easement
- 10m easement
- easement width varies

FUTURE INDUSTRIAL

64TH STREET

WET POND

945

FAITHFULL AVENUE

60TH STREET

LAMBERT CRESCENT

869

MUNICIPAL RESERVE

FAITHFULL PLACE



Saskatoon Land

Note: Saskatoon Land does not guarantee the accuracy of this plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. Park and buffer renderings are for illustrative purposes only and do not represent what will be constructed. To ensure accuracy, please refer to the Registered Plan of Survey. Distances are in metres unless shown otherwise. Do not scale.

949

946

LOT 5A INSET MAP

