

1.95 acre to 4.05 acre parcel sizes available in the Marquis Industrial area

Marquis Industrial - Public Tender Heavy Industrial Land



Corner Site Exposure

Corner site on 71st Street and Lipsett Crescent for high visibility and ease of access.



Minor Arterial

Parcels visible to 71st Street.



Heavy Industrial Zoning

Heavy Industrial Zoning to accommodate a variety of industrial land uses.



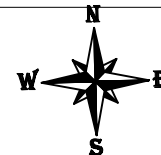
GET IN TOUCH

(306)975-3278
saskatoonland.ca

land@saskatoon.ca

201—3rd Avenue North
Saskatoon, SK S7K 2H7

Marquis Industrial Phase 10B - Lot Sales Map



LAND FOR SALE BY PUBLIC TENDER

Bids should be emailed to tasha.piper@saskatoon.ca or colleen.hassen@saskatoon.ca with the subject line "Tender for Purchase of Industrial Property" and will be received until 2:00 p.m. CST, on Wednesday, February 24th, 2021, for the following properties:

CIVIC ADDRESS:	225 Lipsett Crescent
LEGAL DESCRIPTION:	Lot 5, Block 927, Plan 102175714
ISC SURFACE PARCEL:	203060427
SITE AREA:	1.64 ha (4.05 acres) +/-
ZONING DISTRICT:	IH
RESERVE BID:	\$1,974,000

CIVIC ADDRESS:	230 Lipsett Crescent
LEGAL DESCRIPTION:	Lot 2, Block 951, Plan 102175714
ISC SURFACE PARCEL:	203060517
SITE AREA:	0.79 ha (1.95 acres) +/-
ZONING DISTRICT:	IH
RESERVE BID:	\$1,042,000

CIVIC ADDRESS:	915 71st Street
LEGAL DESCRIPTION:	Lot 1, Block 951, Plan 102175714
ISC SURFACE PARCEL:	203060449
SITE AREA:	0.79 ha (1.95 acres) +/-
ZONING DISTRICT:	IH
RESERVE BID:	\$1,012,000

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 [IH \(Heavy Industrial District\)](#).

Bidders are advised to consult with Planning and Development Department 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).

Inquiries regarding site access and crossings should be directed to the Transportation Department.

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 curb.

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 Department 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 Environmental Assessment report will be supplied to the successful bidder upon request, until tender closing. Any further subsurface environmental/geotechnical investigations to evaluate for soil conditions on the site will be at the bidders own ex-pense.

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.

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.



City of
Saskatoon

Saskatoon Land

Marquis Industrial

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: _____

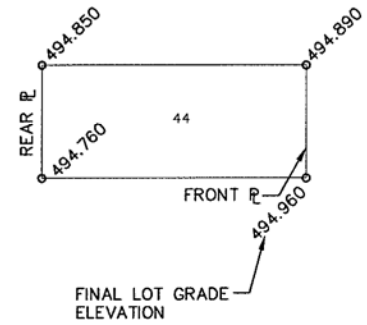
Solicitor's Address: _____

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

Signature _____

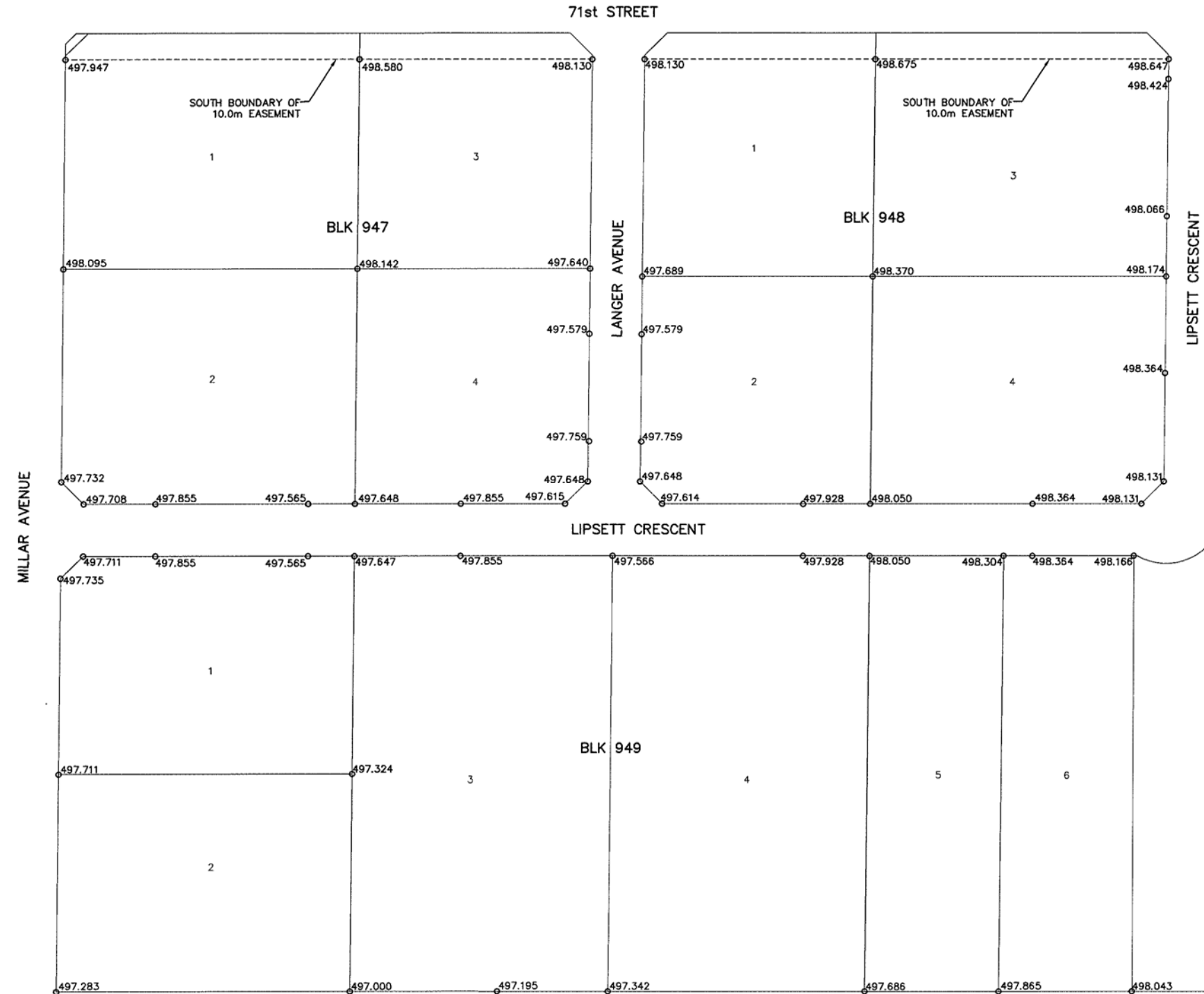
Date _____

LEGEND

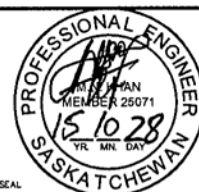


NOTE:

1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT PROPERTY LINE UNLESS OTHERWISE SPECIFIED.



11					
10					
9					
8					
7					
6					
5					
4					
3					
2					
1	ISSUED FOR CONSTRUCTION	2013-NOV-04	MLB		
	PLAN DESCRIPTION/REVISION	DATE	BY	SEAL	



CHECKED BY:	CHECKED BY:
<i>M. J. Jordan</i>	
DATE: 10/28/15	DATE:
DRAWN BY: MLB	DATE: 2013-NOV-01



City of Saskatoon
Transportation & Utilities Department

2013 MARQUIS ROADWAYS - PHASE 10

LOT GRADES
LANGER AVENUE
&
LIPSETT CRESCENT

CHEF ENGINEER	<i>M. J. Jordan</i>
SCALES:	
HOR: 1:2000	
VERT: 1:2000	
SHEET NO. 112-0032-011r001	PLAN NO. 112-0032-011r001

Nov 3, 15

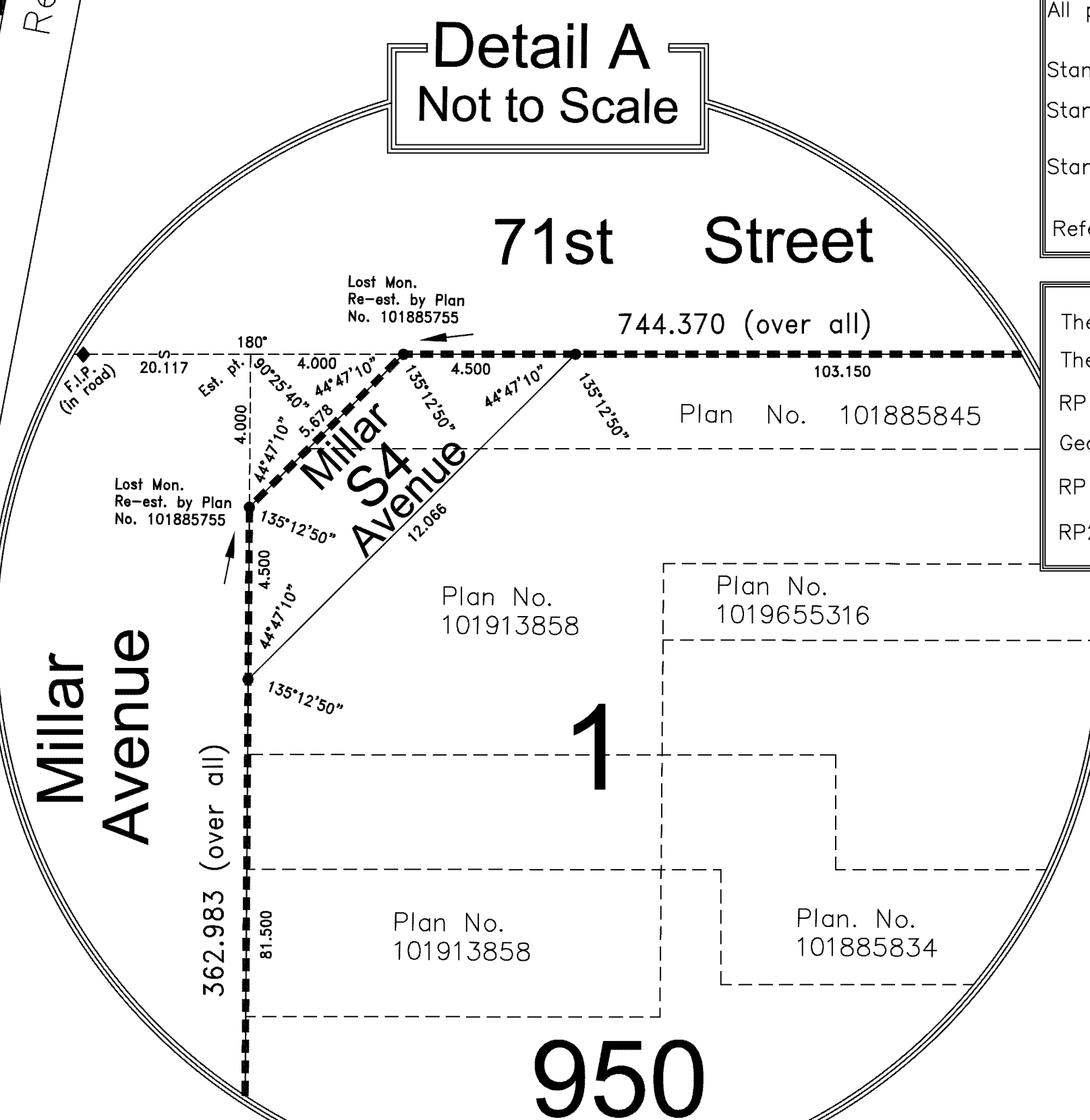
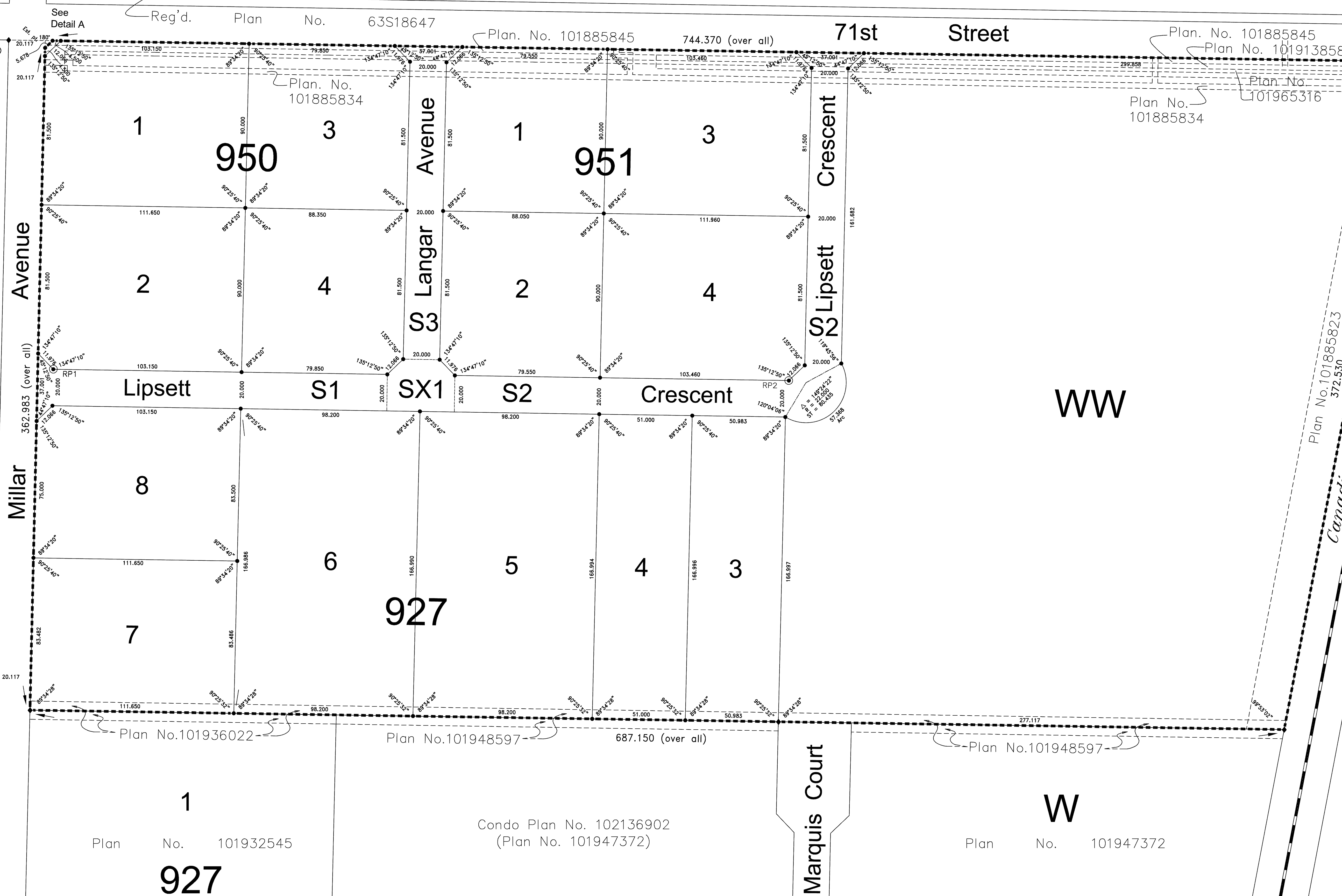
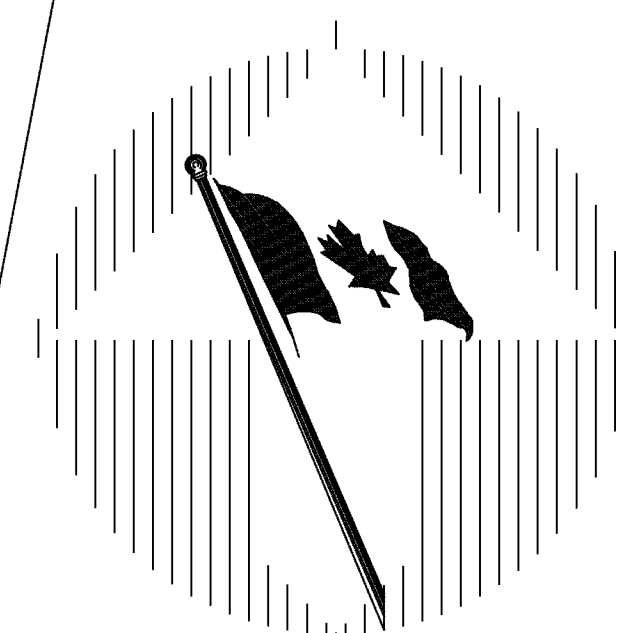
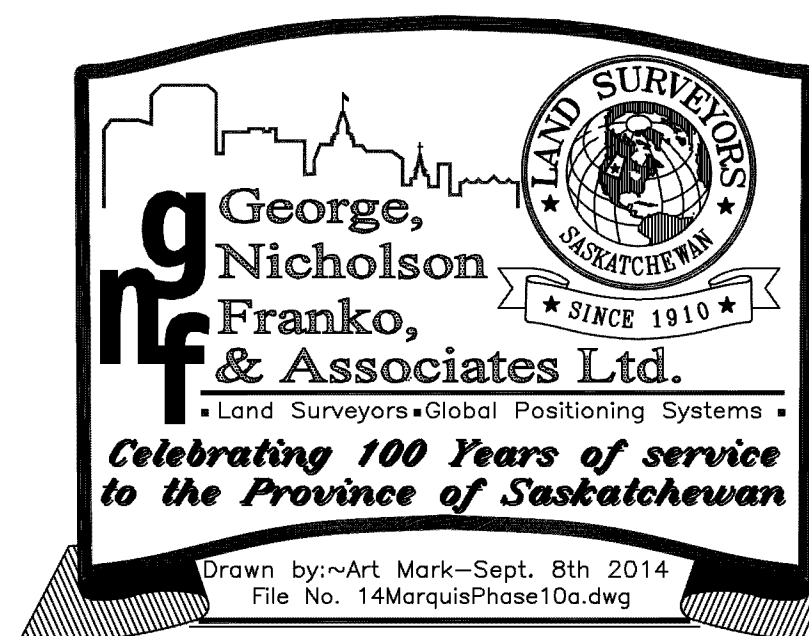
Marquis Industrial
[Phase 10]
**Plan of Survey Showing
Surface Subdivision**

of all of
Parcels X, Y and Z
Plan No. 101891505
in
N.W. 1/4 Sec. 22
Twp. 37 Rge. 5 W. 3rd Mer.
Saskatoon, Saskatchewan
By: D.V. Franko S.L.S.
Date: October 2012 – November 2014
Scale: 1 : 1000

LEGEND:~

Area to be approved is outlined by a heavy dashed line.
Measurements are in metres and three decimals thereof.
All parcels within the line of approval have an Extension 0 unless otherwise indicated.
Standard Road Allowances on the plan are 20.117 metres in width.
Standard Iron Posts found are shown thus◆
Standard Iron Posts planted are stamped S021 and shown thus●
Reference Points are shown thus:○RP1 ○RP2

The Datum used: NAD83(CSRS) (2014)
The Projection used: UTM Zone13N Extended
RP coordinates were derived on November 11th 2014.
Geo-referenced points derived from CSRS-PPP
RP1: Northing 5784600.888; Easting 387494.632
RP2: Northing 5784594.667; Easting 387897.493



Marquis Industrial

[Phase 10]

Descriptive Plan Type II
Showing

FEATURE UTILITY RIGHT of WAY
through

Lots 1 to 4, Block 950;

Lots 1 to 4, Block 951;

Lots 4 to 8, Block 927;

and Parcel WW. all in...

PLAN No. 102175714

N.W. 1/4 Sec. 22

Twp. 37 Rge. 5 W. 3rd Mer.

Saskatoon, Saskatchewan

By: D.V. Franko S.L.S.

Date: November 18th 2014

Scale: 1 : 1000

LEGEND:~

Area to be approved is outlined by a heavy dashed line.

Measurements are in metres and three decimals thereof.

All parcels affected by this feature have an Extension 0 unless otherwise indicated.

Standard Iron Posts found are shown thus◆ unless otherwise indicated.

Reference Points are shown thus:○ RP1 ○ RP2

The Datum used: NAD83(CSRS) (2014)

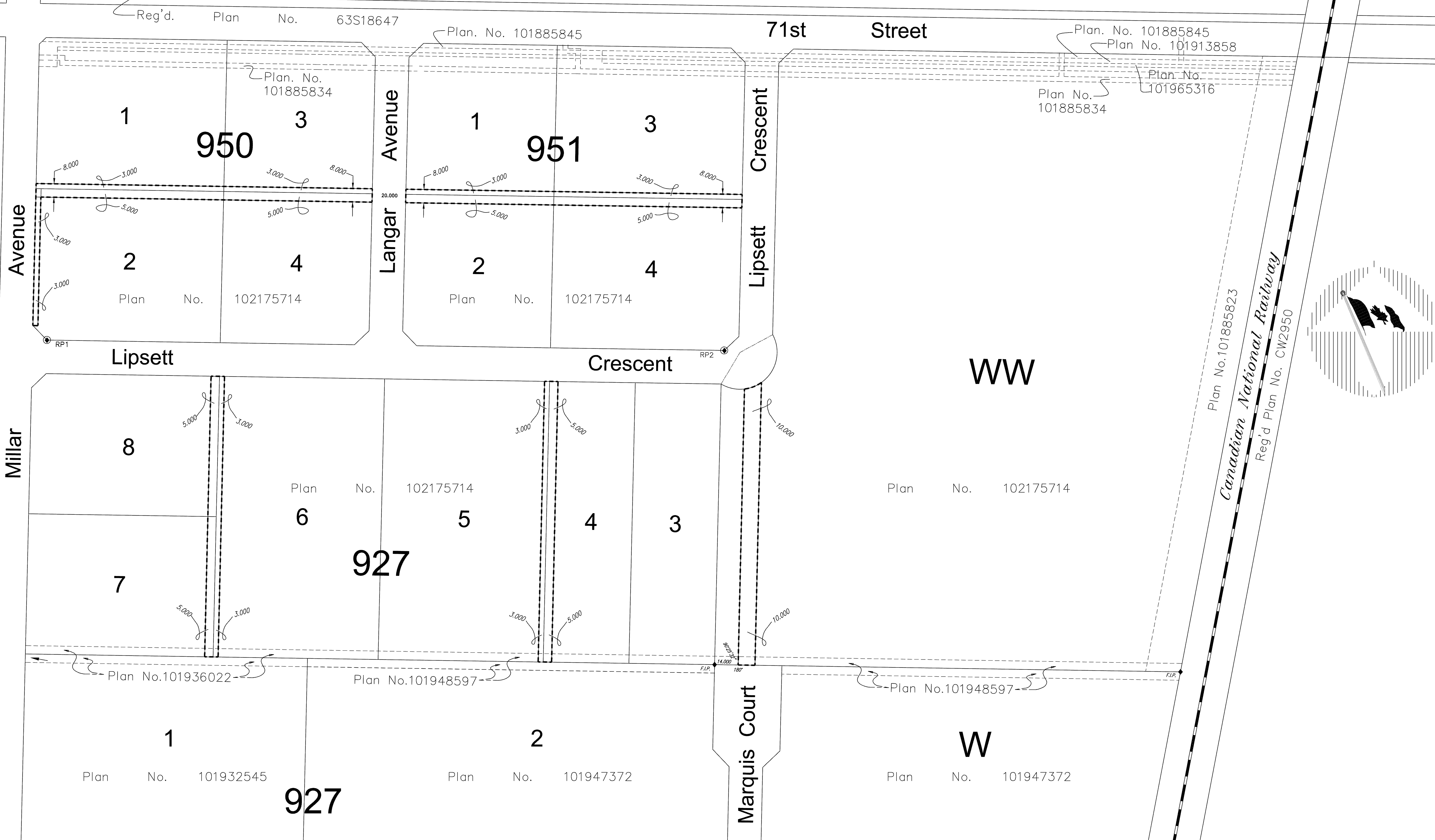
The Projection used: UTM Zone13N Extended

RP coordinates were derived on November 11th 2014.

Geo-referenced points derived from CSRS-PPP

RP1: Northing 5784600.888; Easting 387494.632

RP2: Northing 5784594.667; Easting 387897.493





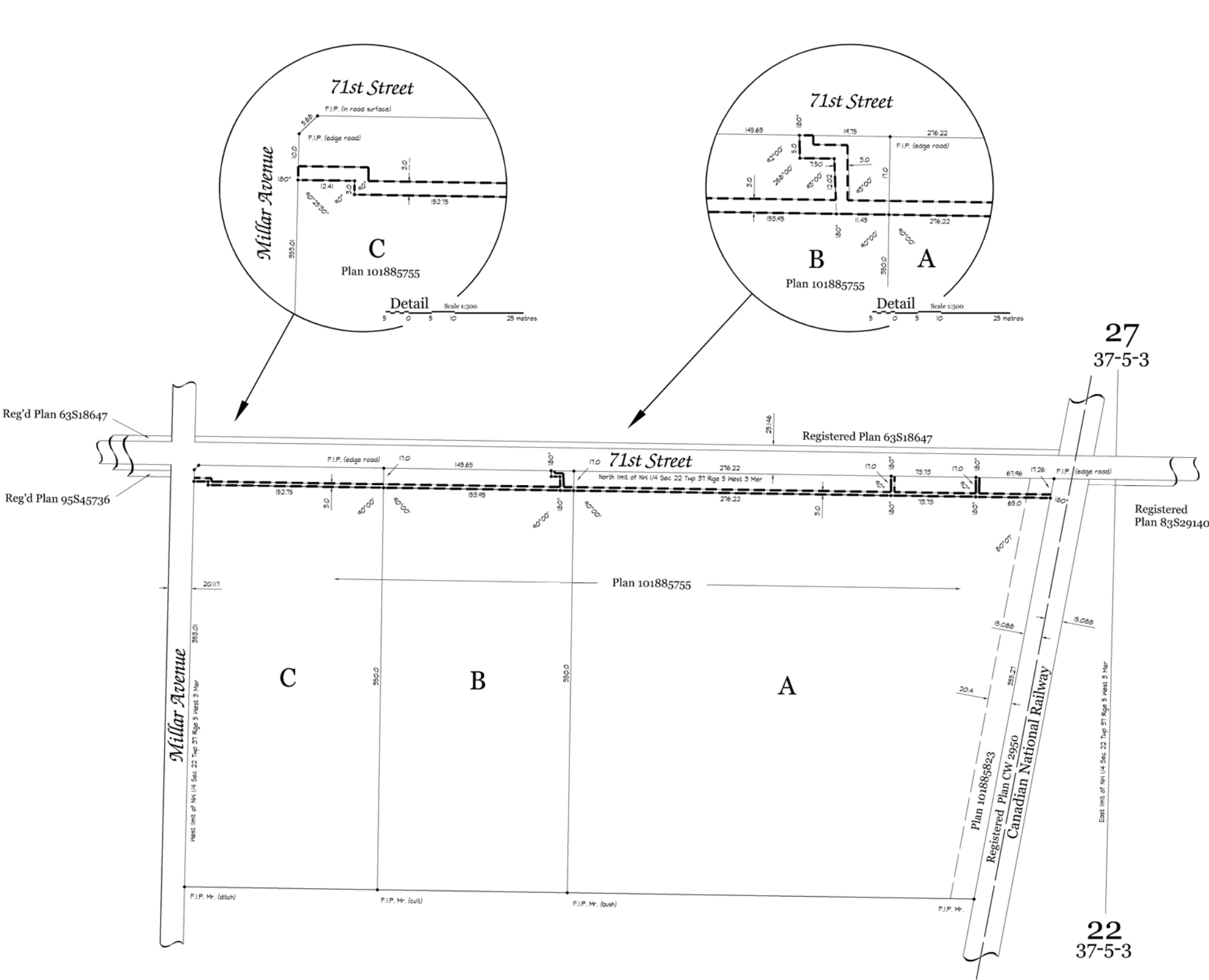
Plan of Survey Showing
Feature Utility Right of Way
through

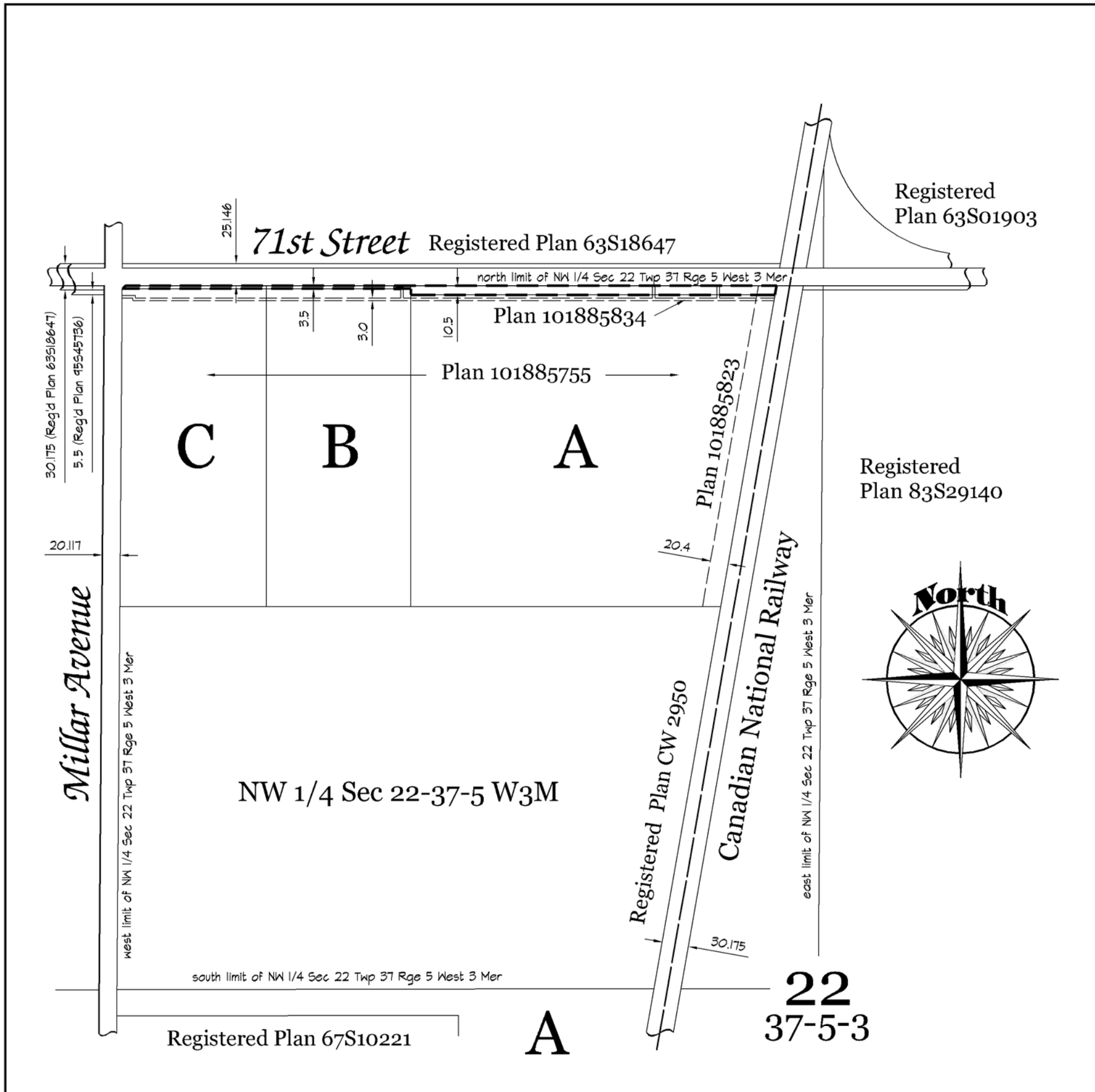
Parcels A,B and C, Plan 101885755
NW 1/4 Sec 22 Twp 37 Rge 5 West 3 Mer.

Saskatoon, Saskatchewan
Surveyed by M.A. Marien S.L.S.
October, 2005 AD

Scale 1:2,000
50 0 50 100 200 metres

- Notes:
- ☐ Measurements are in metres and decimals of a metre.
 - ☐ Standard iron posts found are shown thus 
 - ☐ Standard iron posts planted marked R/N are shown thus 
 - ☐ Standard iron posts planted are marked 5004.
 - ☐ Right of Way Feature is shown outlined by a heavy dashed line
 - ☐ All parcels affected by this feature have an extension zero unless otherwise shown.
 - ☐ New right of way limits are straight lines unless otherwise shown.
 - ☐ Width of right of way is 3.0 metres unless otherwise shown.





Descriptive Plan - Type 11 Showing Feature Utility Right of Way through

Parcel A, B and C, Plan 101885755
NW 1/4 Sec 22 Twp 37 Rge 5 W3M

Saskatoon, Saskatchewan
Prepared by M.A. Marien S.L.S.

January 30, 2006 AD

Scale 1:5,000

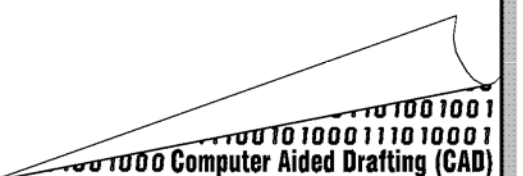


Notes:

- ☐ Measurements are in metres and decimals of a metre.
- ☐ Area to be approved is outlined by a heavy dashed line.
- ☐ Width of right of way is 3.5 metres unless otherwise shown.
- ☐ All parcels affected by this feature have an extension zero unless otherwise shown.

Saskatoon
Land Surveyors
Digital Mapping Systems

File No: 5EF5B698-2FA1-4489-9047-3FB51461240D



MARQUIS INDUSTRIAL

DESCRIPTIVE PLAN - TYPE II
SHOWING
FEATURE UTILITY RIGHT OF WAY
AFFECTING

PARCELS X, Y & Z, PLAN 101891505,
LOT 1, BLOCK 934, PLAN 101932545,
IN THE N.W. 1/4 SEC 22-TWP. 37-RGE. 5-W3M

SASKATOON, SASKATCHEWAN

PREPARED BY CITY OF SASKATOON
JANUARY 15, 2009
SCALE 1:2000

NOTES:
-Measurements are in metres and decimals thereof.
-Area to be approved is outlined by a heavy dashed line.
-Widths of Right of Way are as shown.
-All parcels affected by this feature have extension 0
unless otherwise shown.

