

# Marquis Industrial Open Market Sale



1.44 to 1.49 acre parcel sizes available in Marquis Industrial for automobile dealerships or related automotive service uses



## Corner Site Exposure

Corner site on Faithful Avenue and 64th Street for high visibility and ease of access.



## Major Arterials

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



## Industrial Zoning

Uses on these parcels are intended for automobile dealerships and/or related automotive service uses.



## GET IN TOUCH

(306)975-3278  
saskatoonland.ca

land@saskatoon.ca




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

# Marquis Industrial Open Market Proposed Pricing & Lot Sales Map



## Legend

Civic Address 123  
 Block Number 123  
 Lot Number 3

Light Industrial   
 Easement 5m   
 Easement 3m 

Open Market Sites   
 Proposed Price  \$1,000,000



Note: The 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 does not represent what will be constructed. To ensure accuracy, please refer to the Registered Plan of Survey. Distances are in meters unless shown otherwise. Do not scale.

# LAND FOR SALE BY OPEN MARKET SALES APPROACH

Offers should be emailed to [jeremy.meinema@saskatoon.ca](mailto:jeremy.meinema@saskatoon.ca) or [colleen.hassen@saskatoon.ca](mailto:colleen.hassen@saskatoon.ca) with the subject line "Open Market Sale - Industrial Property". Offers will be received until 2:00 p.m. CST, on Wednesday, July 29, 2020, for the following properties:

CIVIC ADDRESS: 610 66th Street East  
LEGAL DESCRIPTION: Lot 5, Block 943, Plan 102197729  
ISC SURFACE PARCEL: 203146006  
SITE AREA: 0.60 ha (1.49 acres) +/-  
ZONING DISTRICT: IL1  
RESERVE BID: \$971,000

CIVIC ADDRESS: 625 66th Street East  
LEGAL DESCRIPTION: Lot 3, Block 944, Plan 102197729  
ISC SURFACE PARCEL: 203145892  
SITE AREA: 0.59 ha (1.46 acres) +/-  
ZONING DISTRICT: IL1  
RESERVE BID: \$805,000

CIVIC ADDRESS: 619 66th Street East  
LEGAL DESCRIPTION: Lot 4, Block 944, Plan 102197729  
ISC SURFACE PARCEL: 203145858  
SITE AREA: 0.59 ha (1.46 acres) +/-  
ZONING DISTRICT: IL1  
RESERVE BID: \$805,000

CIVIC ADDRESS: 611 66th Street East  
LEGAL DESCRIPTION: Lot 5, Block 944, Plan 102197729  
ISC SURFACE PARCEL: 203146152  
SITE AREA: 0.59 ha (1.46 acres) +/-  
ZONING DISTRICT: IL1  
RESERVE BID: \$805,000

CIVIC ADDRESS: 610 64th Street East  
LEGAL DESCRIPTION: Lot 8, Block 944, Plan 102197729  
ISC SURFACE PARCEL: 203145881  
SITE AREA: 0.59 ha (1.46 acres) +/-  
ZONING DISTRICT: IL1  
RESERVE BID: \$805,000

CIVIC ADDRESS: 618 64th Street East  
LEGAL DESCRIPTION: Lot 9, Block 944, Plan 102197729  
ISC SURFACE PARCEL: 203145847  
SITE AREA: 0.59 ha (1.46 acres) +/-  
ZONING DISTRICT: IL1  
RESERVE BID: \$805,000

CIVIC ADDRESS: 624 64th Street East  
LEGAL DESCRIPTION: Lot 10, Block 944, Plan 102197729  
ISC SURFACE PARCEL: 203146130  
SITE AREA: 0.59 ha (1.46 acres) +/-  
ZONING DISTRICT: IL1  
RESERVE BID: \$805,000

CIVIC ADDRESS: 632 64th Street East  
LEGAL DESCRIPTION: Lot 11, Block 944, Plan 102197729  
ISC SURFACE PARCEL: 203146062  
SITE AREA: 0.59 ha (1.46 acres) +/-  
ZONING DISTRICT: IL1  
RESERVE BID: \$805,000

CIVIC ADDRESS: 640 64th Street East  
LEGAL DESCRIPTION: Lot 12, Block 944, Plan 102197729  
ISC SURFACE PARCEL: 203145993  
SITE AREA: 0.58 ha (1.44 acres) +/-  
ZONING DISTRICT: IL1  
RESERVE BID: \$902,000

## PURCHASE PROCESS

### Step 1: Purchase Request

- Visit Saskatoon Land's Website ([www.saskatoonland.ca](http://www.saskatoonland.ca)) to review property information package.
- Contact Saskatoon Land at 306.975.3278 regarding any questions or further information.



### **Step 2: Submission**

- Submit the Purchaser Application Form and Document Checklist to Saskatoon Land.
- Ensure that your offer addresses all of the terms and conditions outlined in the sales package and application form.

### **Step 3: Review**

- All offers are reviewed by Saskatoon Land.
- The successful proponent is contacted by a Saskatoon Land representative. Negotiations regarding the purchase price and other terms and conditions of the sale can then occur.
- Unsuccessful applicants will be notified once the Sale Agreement is executed by the successful proponent.

### **Step 4: Approval**

- The transaction is brought forward for corporate approval.
- Modifications to the transaction may be made during the approval process. The successful applicant will be notified of such modifications.
- A 10% non-refundable deposit of the purchase price is due within ten (10) days of offer acceptance.

### **Step 5: Agreement**

- Negotiations are finalized and a Sale Agreement is Executed between Saskatoon Land and the successful purchaser. The Sale Agreement must be executed within 30 days of final negotiations.
- Final payment is due no later than 60 days from the closing of the offer acceptance or as agreed to between the vendor and the purchaser.
- The successful purchaser may apply for required permits to begin construction upon receipt of payment in full.

### **Step 6: Post Closing Obligations**

- Purchaser complies with all Terms and Conditions set forth by the Sale Agreement.



## **INTENDED USE OF PARCELS**

Uses on all sites must include automobile dealerships and/or related automotive service uses. The determination and at the discretion of Saskatoon Land and in conformance with the IL1 District provisions in City of Saskatoon Bylaw No. 8770 (Zoning Bylaw).

Enforcement of the automobile use requirements will be done through the acceptance of a Letter of Credit in the amount of 10% of the purchase price. The Letter of Credit will be released by the City of Saskatoon when the successful proponent installs a building foundation or other improvements consistent with the above-noted land use condition.

Saskatoon Land will have the final determination as to whether a use is automotive service related. Please contact Clayton Waldbauer at 306-657-8669 prior to making an offer to confirm.

## **ZONING**

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

Purchasers 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 purchaser.

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

The successful purchaser 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.



## **EASEMENTS**

See attached Feature Plan for easements. The successful purchaser 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 purchaser 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.

## **DEVELOPMENT CONTROLS**

Due to the high degree of visibility for the lots located adjacent to Marquis Drive, the following development controls are in place to ensure an attractive streetscape.

The proposed development control will apply to the following lots which are adjacent to Marquis Drive:

- Lot 5, Block 941, Plan No. 102145687

The development control is as follows:

- All development must have a minimum rear yard setback of 6.0 meters. Within this setback, a landscaped strip shall be provided of not less than 4.5 meters in depth throughout lying parallel to and abutting the rear site line and shall be used for no purpose except landscaping. Outside storage shall only be permitted in the rear yard where it is screened from view via intensive landscaping.

## **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 purchaser and can be emailed upon request, until offer closing. Any further subsurface environmental/geotechnical investigations to evaluate for soil conditions on the site will be at the purchasers own expense.

## **POSSESSION**

The successful purchaser will be granted possession of the property after payment in full has been received. Payment in full must be secured no later than 60 days from the closing of the offer acceptance or as agreed to by parties.

The following outlines the conditions for possession:

- 1) On or before the possession date, the successful purchaser will deliver the following to Saskatoon Land:
  - a. A certified cheque, bank draft or solicitor’s trust cheque for the balance of the purchase price;
- 2) Property taxes will be adjusted at the possession date.
- 3) Purchaser is responsible for fees to transfer Title. The Purchaser must provide the name of their solicitor who will undertake to register the Transfer Authorization on their behalf. The City of Saskatoon will provide a Transfer Authorization to the purchaser’s solicitor upon receipt of the balance of the purchase price.

## **SALE AGREEMENT**

The successful purchaser must enter into a sale agreement within 30 days of the conditional Award of Open Market Sales Approach. Failure to enter into the Sale Agreement with the prescribed time period will be deemed in default of the terms of the open market sales approach and the deposit will be forfeited.

## **CONDITIONS**

There will be no exceptions as to the conditions of this open market sales approach.

Please consult our office or the website prior to the closing date for any amendments to this package.

# Industrial

## Document Checklist

To be considered, a submission must be complete and include the following:

- Complete Purchaser Application Form
- Saskatchewan Corporate Search carried out within the last 30 days for the corporation that is to appear on title.
- The *purchaser has read and acknowledges the Terms and Conditions identified for this property.*

Please submit your completed Document Checklist and Purchaser Application via email to either:

Jeremy Meinema at [jeremy.meinema@saskatoon.ca](mailto:jeremy.meinema@saskatoon.ca)

Colleen Hassen at [colleen.hassen@saskatoon.ca](mailto:colleen.hassen@saskatoon.ca)



# Industrial

## 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 reserves 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 to acceptance or approval.

### Property Requested:

Legal \_\_\_\_\_

Civic Address: \_\_\_\_\_

ISC Parcel #: \_\_\_\_\_

Purchase Price Offered: \$ \_\_\_\_\_ (before GST).\*

### Contact Information:

Name to appear on title: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, Province, Postal Code \_\_\_\_\_

GST Registration Number (if applicable): \_\_\_\_\_

### Lawyer Information:

Name & Firm: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

E-mail 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 sales agreement.**



# Industrial

## Real Estate Agent/Broker Declaration Form

### LICENSED BROKER/ASSOCIATE INVOLVEMENT (IF APPLICABLE)\*

\* If using a licensed broker/associate, all negotiations must take place through them. Licensed brokers/associates involved in the transaction that are directors or shareholders of the company purchasing the property will not receive a commission.

Associate's Name & Company: \_\_\_\_\_

Associate's Telephone No.: \_\_\_\_\_

Associate's Fax No.: \_\_\_\_\_

Associate's E-mail Address: \_\_\_\_\_

**The proposed corporation that is to hold title to the property must be either a corporation incorporated in Saskatchewan or a corporation extra-provincially registered in Saskatchewan. The ability to change the corporation that is to hold title can only be made prior to offer acceptance. No change of a corporate entity will be allowed thereafter.**

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

**This information is collected under the authority of Section 33 of the *Freedom of Information and Protection of Privacy Act* and for the purpose of property sale transactions within the City of Saskatoon. It is protected by the privacy provisions of the *Freedom of Information and Protection of Privacy Act*.**



*City of*  
**Saskatoon**

Saskatoon Land

# Open Market Sales Approach—Standard Terms and Conditions

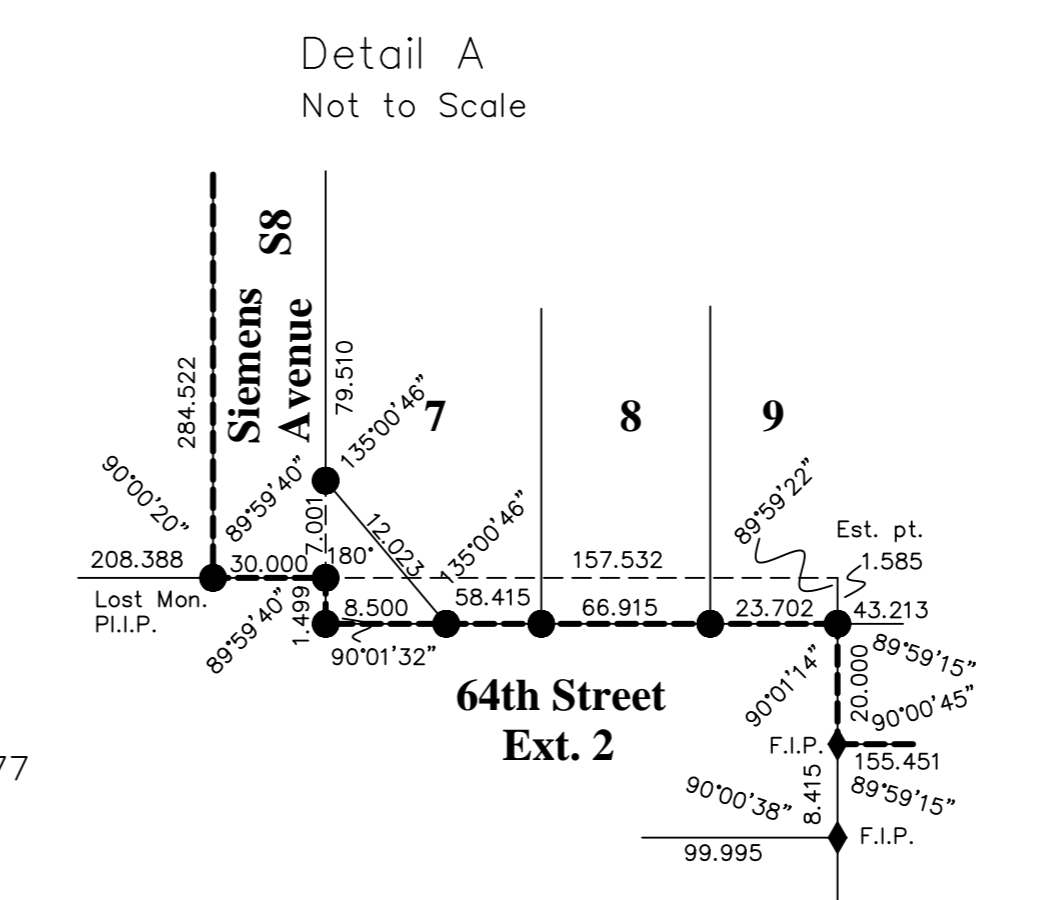
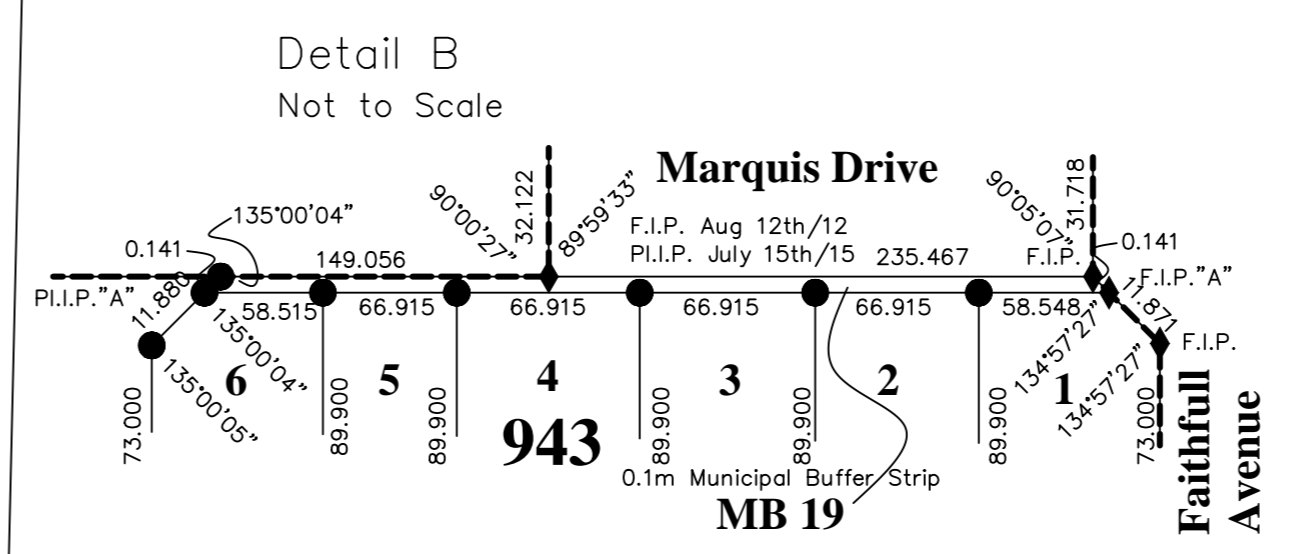
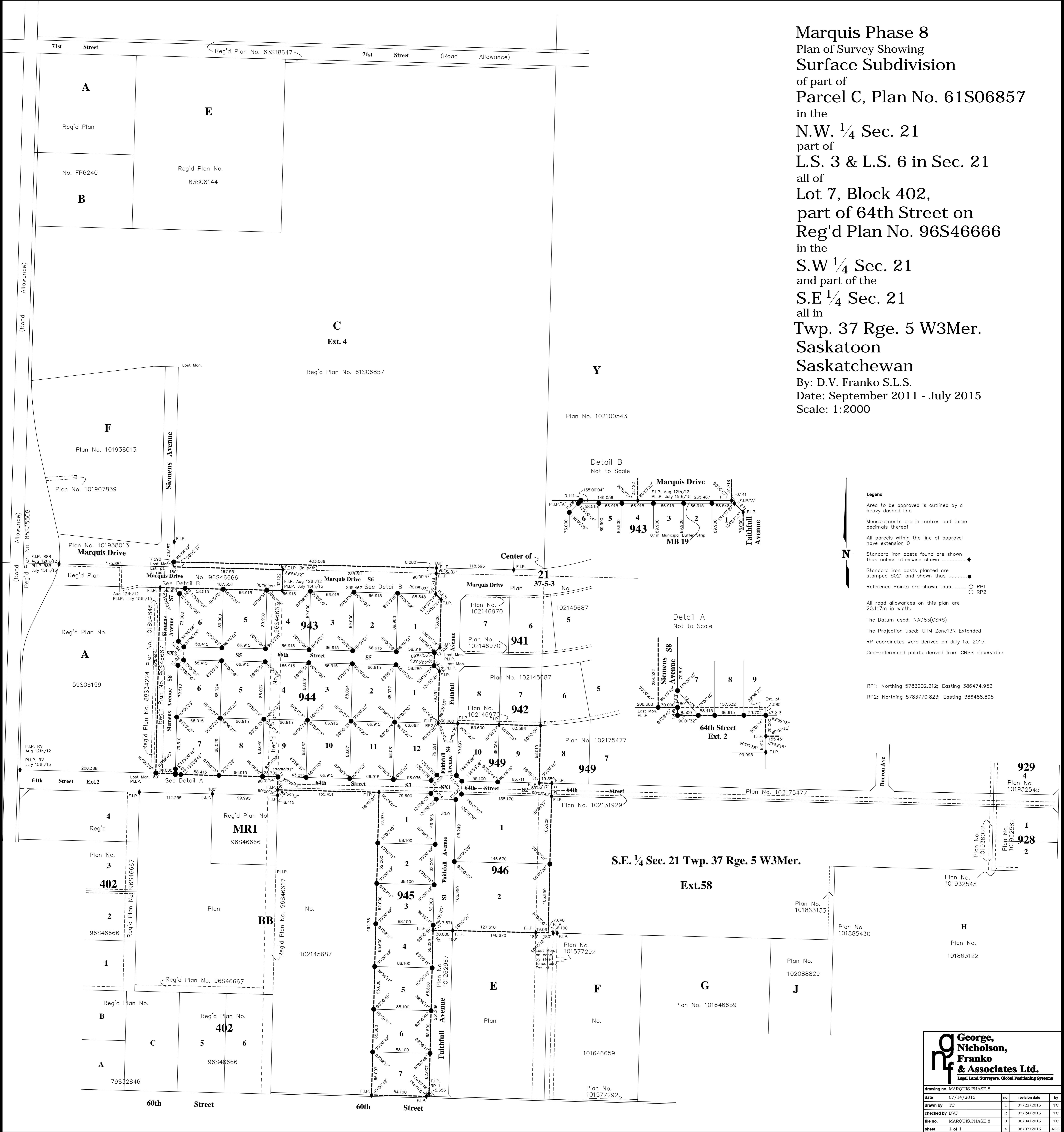
1. Deposit/Closing Date/Possession/Adjustment Date:
  - i. 10% deposit due within 10 days of offer acceptance.
  - ii. 60 days following acceptance of the Saskatoon Land proposal letter or as agreed to between the vendor and purchaser.
2. Conditions Precedent:
  - i. Approval of the sale by the CFO/General Manager, Corporate Financial Services Department
3. Special Terms and Conditions:
  - i. The property is sold “as is” and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date. Current Phase 1 Environmental Site Assessment will be provided for the land parcel.
  - ii. Real Estate Commissions, if applicable; to be paid based on the following as outlined in Council Policy No. C09-015, Real Estate Commissions—Sale of City-owned Land:
    - 5% for the first \$1 million;
    - 3% for any amounts above \$1 million to \$2 million; and
    - 1% for any amounts above \$2 million to a maximum payment of \$150,000.
  - iii. The purchaser further agrees to grant the City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any utility agency any easements, which may be required by any or all of the said agencies at no cost.
  - iv. Uses on this site must include automobile dealerships and/or related automotive service uses at the discretion of Saskatoon Land and in conformance with the IL1 District provisions in City of Saskatoon Bylaw No. 8770 (Zoning Bylaw).
  - v. The successful purchaser will be required to submit a Letter of Credit representing 10% of the full purchase price. The Letter of Credit will be returned to the successful purchaser upon erection of the foundation for the principal building, or improvements, consistent with the uses described in 3(iv) above. The Letter of Credit will be forfeited if the successful purchaser does not build in accordance with all terms and conditions.

Saskatoon Land will review the offers and contact interested parties to confirm whether or not Saskatoon Land will consider the application for further negotiation. In the event multiple offers are submitted for the same parcel, Saskatoon Land will enter into negotiations with the party having the highest offer in compliance with applicable terms and conditions, provided that said offer is deemed to be acceptable market value.

Potential purchasers can make offers below or above the list price. Generally speaking, the purchaser making the highest offer consistent with standard terms and conditions will be contacted for potential sale of the parcel.

Saskatoon Land will have the final determination as to whether a use is automotive service related. Please contact Clayton Waldbauer at 306-657-8669 prior to making an offer to confirm.

**Marquis Phase 8**  
 Plan of Survey Showing  
**Surface Subdivision**  
 of part of  
**Parcel C, Plan No. 61S06857**  
 in the  
**N.W. 1/4 Sec. 21**  
 part of  
**L.S. 3 & L.S. 6 in Sec. 21**  
 all of  
**Lot 7, Block 402,**  
 part of 64th Street on  
**Reg'd Plan No. 96S46666**  
 in the  
**S.W. 1/4 Sec. 21**  
 and part of the  
**S.E. 1/4 Sec. 21**  
 all in  
**Twp. 37 Rge. 5 W3Mer.**  
**Saskatoon**  
**Saskatchewan**  
 By: D.V. Franko S.L.S.  
 Date: September 2011 - July 2015  
 Scale: 1:2000



**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 extension 0  
 Standard iron posts found are shown thus unless otherwise shown .....  
 Standard iron posts planted are stamped S021 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 July 13, 2015.  
 Geo-referenced points derived from GNSS observation  
 RP1: Northing 5783202.212; Easting 386474.952  
 RP2: Northing 5783770.823; Easting 386488.895

**S.E. 1/4 Sec. 21 Twp. 37 Rge. 5 W3Mer.**  
**Ext.58**

**George, Nicholson, Franko & Associates Ltd.**  
 Legal Land Surveyors, Global Positioning Systems  
 drawing no. MARQUIS.PHASE.8  

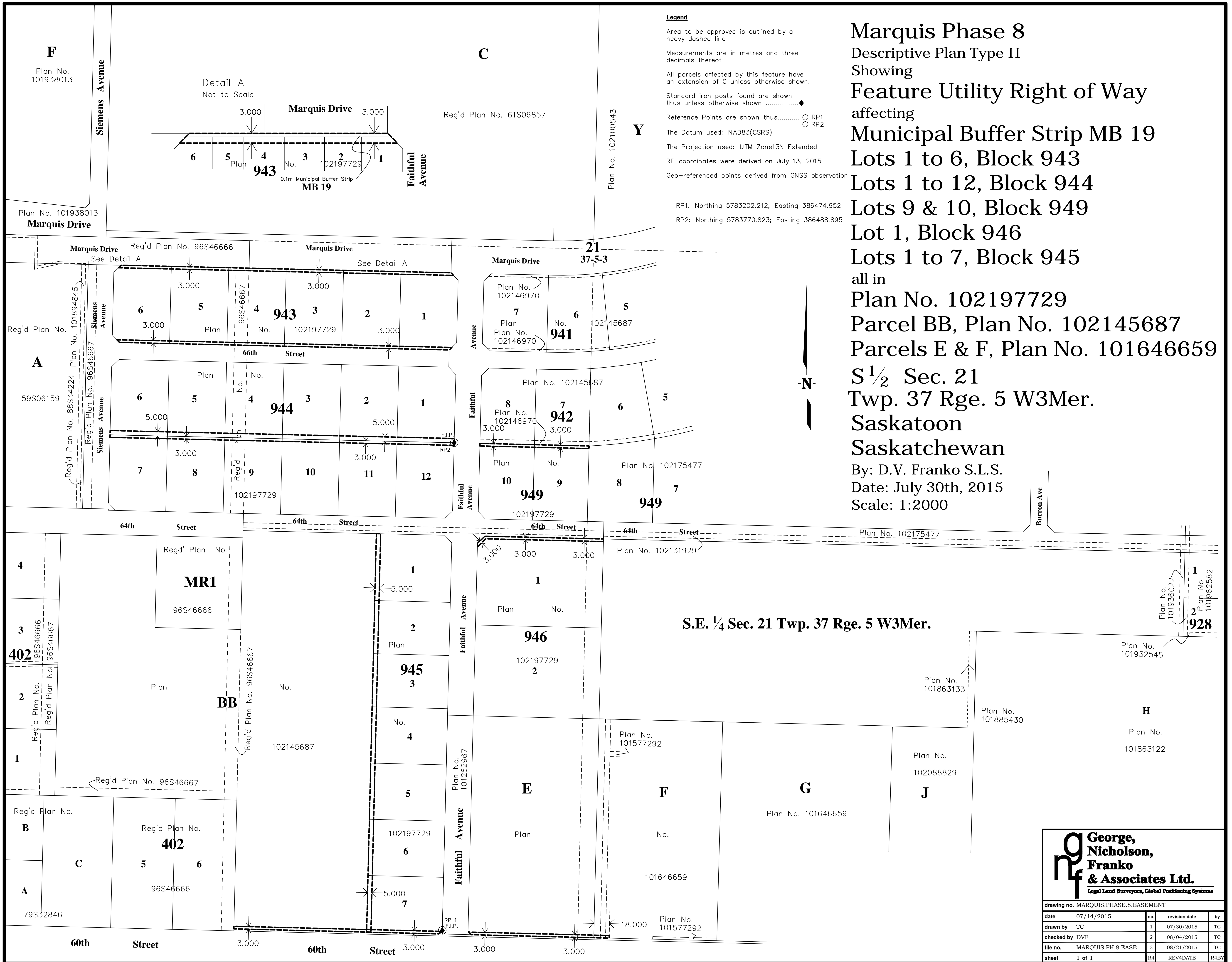
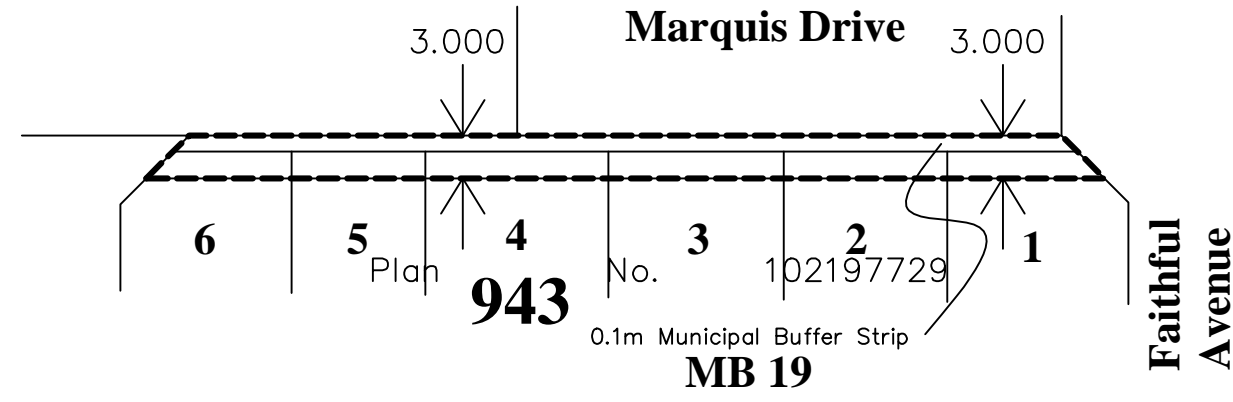
date	no.	revision date	by
07/14/2015	1	07/23/2015	TC
	2	07/24/2015	TC
	3	08/04/2015	TC
	4	08/07/2015	RGO

 checked by DVF  
 file no. MARQUIS.PHASE.8  
 sheet 1 of 1

**Marquis Phase 8**  
 Descriptive Plan Type II  
 Showing  
**Feature Utility Right of Way**  
 affecting  
**Municipal Buffer Strip MB 19**  
 Lots 1 to 6, Block 943  
 Lots 1 to 12, Block 944  
 Lots 9 & 10, Block 949  
 Lot 1, Block 946  
 Lots 1 to 7, Block 945  
 all in  
 Plan No. 102197729  
 Parcel BB, Plan No. 102145687  
 Parcels E & F, Plan No. 101646659  
 S<sup>1</sup>/<sub>2</sub> Sec. 21  
 Twp. 37 Rge. 5 W3Mer.  
 Saskatoon  
 Saskatchewan  
 By: D.V. Franko S.L.S.  
 Date: July 30th, 2015  
 Scale: 1:2000

**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 of 0 unless otherwise shown.  
 Standard iron posts found are shown thus unless otherwise shown  
 Reference Points are shown thus: ○ RP1 ○ RP2  
 The Datum used: NAD83(CSRS)  
 The Projection used: UTM Zone13N Extended  
 RP coordinates were derived on July 13, 2015.  
 Geo-referenced points derived from GNSS observation  
 RP1: Northing 5783202.212; Easting 386474.952  
 RP2: Northing 5783770.823; Easting 386488.895

Detail A  
 Not to Scale



S.E. 1/4 Sec. 21 Twp. 37 Rge. 5 W3Mer.

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

drawing no.	MARQUIS.PHASE.8.EASEMENT	no.	1	revision date	07/30/2015	by	TC
drawn by	TC	2	08/04/2015	TC			
checked by	DVF	3	08/21/2015	TC			
file no.	MARQUIS.PH.8.EASE	4	REV+DATE	R4BY			
sheet	1 of 1						