

**1215 Dundonald Avenue**

**SK753575 Active**

**LP:** \$190,000

**OP:** \$190,000

**CDOM:**5

**DOM:** 5



**Prop Type:** Lot/Land  
**Zoning:** R2  
**Possession:** 60 Days  
**Prop Offer:** Land Only  
**Legal:** Parcel 136262123

**Location:** Saskatoon  
**Rec Usage:** No  
**Postal Code:** S7M 3V1  
**Min Rights:** Not Included

**Ownership:** Freehold  
**Assessed:** No  
**Bare Land:** No

**Tax Amt/Yr:**  
**Lot Pad Fee:**  
**Levy:**

**Member Only Remarks:** 100 ft frontage in Montgomery! Well treed lot ready for construction. This lot has a three year build time from the date of possession. Zoned r2 this lot has allowable uses of one and one and two unit dwelling and Type 1 care home (up to 5 residents) with a discretionary use of Type 2 care home up to

**Additional Member Only Remarks:** 9 residents. Buyer to conduct their own due diligence with respect to allowable uses of the property and connection to city utilities. New connections for sanitary sewer and water will be required at the Buyer's expense. Offers to be subject to the approval of the City of Saskatoon CFO, Deposit to be 10% + gst of the purchase price, Offers to be written on Srec forms, purchaser to sign City of Saskatoon Purchase agreement which will override srec form in the event of discrepancy, closing to be 60 days from the date of accepted offer. Leave all offers open for 2 business days

**Public Remarks:** Opportunities like this don't come up very often in Montgomery! This lot is ready for construction and offers 100 ft of frontage. Zoned R2, this lot has allowable uses of one and two unit dwelling and a type 1 care home among others. If you'd love to build on this site but are unable to purchase the land, we have the solution. Liberty Homes is ready to build on this site with a 5% deposit! Call today for all the details!

Recent Chg: 11/19/2018 : **NEW** : ->A

**Property Information**

**Existing Real Property Report:** No  
**Env Audit:** No  
**Lot Front:** 100.00  
**Bush:**  
**Power:** Yes  
**Natural Gas:** Yes  
**Outdoor Area:** Trees/Shrubs  
**Lot:** Rectangular  
**Fences:** Some  
**Propane Tank:**  
**Sewer System:** Attached to Municipal

**GST:** No  
**Land Leased:** No  
**Lot Size:** 104  
**Phone:** Yes  
**Srvc to Property:** Yes

**Irrigated:**  
**Tot Lot Area:** 10,400.00 Square Feet  
**Sloughs:** None  
**Yard Light:**  
**Ease/Restrct:** Yes      **Wrksp Htd:**

**Water Supply:** Public Water Line

**Agent & Office Information**

**Broker:** [Royal LePage Saskatoon Real Estate](#)  
**List Agent:** [Kevin Cross](#) kevin@crossrealestate.ca  
**Website:** [www.crossrealestate.ca](http://www.crossrealestate.ca)  
**List Date:** 11/16/2018  
**Owner Name:** City of Saskatoon  
**Commission:** 3% of 1st \$100K, 2% of balance.  
**Seller Aware of Financial Obligations:** No  
**Appointments:** Phone Agent, Text Agent  
**Show Instr:** Go Direct  
**Expiry Consent:** No

**Expire Date:**  
**Occupancy:** Vacant

**Phone:** (306) 242-3535  
**Phone:** (306) 220-4433

**H Phone:**

**Lockbox:**  
**Location:**

This information is believed to be reliable but should not be relied upon without verification.