



## Land For Sale By Public Tender Under the Tax Enforcement Act

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### Instructions to Bidders

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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 Property Under the Tax Enforcement Act**” will be received until **2:00 p.m. CST**, on **Wednesday, February 10, 2016**, for the following property:

NEIGHBOURHOOD:	North Park
PROPERTY TYPE:	Residential
CIVIC ADDRESS:	1403 Prince of Wales Avenue
LEGAL DESCRIPTION:	Lot 16, Block 2, Plan I196 Ext. 0
ISC PARCEL NUMBER:	119092574
ZONING DISTRICT:	R2
RESERVE BID:	<b>\$265,000.00</b>

**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 unsuccessful bidders will be returned.

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.

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 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.

No multiple bids for a single property will be accepted.  
No bids less than the Reserve Bid will be accepted.  
No conditional bids will be accepted.

In accordance with the Tax Enforcement Act, bidders who are either a councillor or an official with the City of Saskatoon must identify on the front of the sealed bid that they are employed by the municipality.

## **Sale Agreement**

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The successful bidder must enter into a Sale Agreement within 30 days of notification of award of tender.

## **Representations, Warranties and Environmental Condition**

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The property is being sold “as is”. There are no representations or warranties expressed or implied, as to fitness of the land for any particular purpose.

A one-story single-family detached home exists on the property. The current property is approximately 1040 square feet above grade, and was built in 1960. A double detached garage exists on the property, with access from the rear lane.

**WARNING: Please note the home that exists on the property is not habitable. It is strongly recommended that all structures located on the property be demolished.**

The premises was examined in November 2015 by representatives from the City of Saskatoon. Based on assessments of the property, a number of deficiencies were observed:

**Black mould and surface mould were observed in numerous locations in the existing home. Mould was evident in the main floor rooms, around windows, wall cavities in the shower, and on the exposed concrete foundation walls in the basement. The basement was observed to have high moisture content. The majority of the concrete floor in the basement has been selectively removed and remains in an open state. The building envelope possesses several “breaches”, as high moisture content was evident by discoloured rafters in the attic, and discoloured plywood on interior walls and ceilings. Rodent infestation was evident throughout the premises. The overall condition of the residence is considered very poor, and demolition of the residence was strongly recommended.**

**The garage structure is also considered to be in poor condition.**

**The demolition of all structures associated with the 1403 Prince of Wales Avenue property is strongly recommended. The reserve bid contained within this tender represents solely land value, as the structures on the property hold no significant value in their current condition.**

## **Possession**

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The successful bidder will be granted possession of the property after payment in full has been received, and in any event no later than 45 days from closing of the tender (by March 29, 2016).

The following outlines the conditions for possession:

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

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.
3. Properly executed and sealed copies of the Sale Agreement.

The purchaser is responsible for fees of Transfer Title. The purchaser must provide the name of his/her solicitor who will undertake to register the Transfer Authorization on his/her behalf. 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.

## Zoning and Building Restrictions

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This property is zoned R2. Bidders are advised to consult with Planning and Development at 306-975-2645 as to permissible uses and other details regarding the zoning.

## Conditions

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

## Photos

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The following photos document the poor condition of the single-family home on the lot, and the numerous identified concerns noted within the tender package. The photos are for documentation purposes only, as the single-family home is not habitable, and highly recommended to be demolished.















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

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**Saskatoon Land**  
**201 Third Avenue North**  
**Saskatoon, SK S7K 2H7**  
**Phone: (306) 975-3278 • Fax: (306) 975-3070**  
**Website: [www.saskatoon.ca/go/lots](http://www.saskatoon.ca/go/lots)**  
**E-mail: [land@saskatoon.ca](mailto:land@saskatoon.ca)**

## Tender Form

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I wish to submit the following tender:

❶ Lot/Parcel: 16 Block: 2 Plan: I196 Ext. 0

Civic Address: 1403 Prince of Wales Avenue

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 \_\_\_\_\_

# 1403 Prince of Wales Avenue

Lot 16, Block 2, Plan I196



## Legend:

1234

Civic Address

38.10

Lot Dimensions



Subject Site