

Tax Title Property

**Tender Package
224 Avenue O S**



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Land For Sale By Public Tender Under the Tax Enforcement Act

Instructions to Bidders

Sealed tenders addressed to the Sales Section, Saskatoon Land, 200 Fourth Avenue North, Saskatoon, SK S7K 0K1, and plainly marked on the envelope “**Public Tender for Purchase of Property Under the Tax Enforcement Act**” will be received until **2:00 p.m. CST**, on **Thursday, September 12th, 2024**, for the following property:

NEIGHBOURHOOD:	Pleasant Hill
PROPERTY TYPE:	Residential (Vacant Land)
CIVIC ADDRESS:	224 Avenue O South
LEGAL DESCRIPTION:	Lot 26, Block 26, F5554 Extension 14
ISC PARCEL NUMBER:	136286848
PARCEL DIMENSIONS:	25' width x 165' length
PARCEL SIZE:	3,920 sq. ft.
ZONING DISTRICT:	RM1
RESERVE BID:	\$25,000.00

Bids must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon (City) for \$2000 +GST 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 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 with 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 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

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

Representations, Warranties, and Environmental Condition

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.

Services

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 price and are the responsibility of the successful bidder.

In addition, natural gas, electrical power and communication services is provided to the property line from the rear lane to a point determined by the respective utility agencies.

Possession

The successful bidder will be granted possession of the property after payment in full has been received, and in any event no later than 60 days from closing of the tender (by November 12th, 2024).

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.

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 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

This property is zoned RM1. Bidders are advised to consult with the Planning and Development Division at 306-975-2645 as to permissible uses and other zoning details.

Conditions

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

Photos



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



Saskatoon Land

Saskatoon Land

200 Fourth Avenue North

Saskatoon, SK S7K 0K1

Phone: (306) 975-LAND • Fax: (306) 975-3070

Website: saskatoonland.ca

E-mail: land@saskatoon.ca

For Sale by Public Tender - 224 Avenue O S



Note: Saskatoon Land does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.



City of
Saskatoon
Saskatoon Land - July 2024



Surface Parcel Number: 136286848

REQUEST DATE: Wed Jun 26 15:22:33 GMT-06:00 2024

131574764	OAV					119858530	
131574786		119856594				119858529	
119856718		136286882				119858518	
		136286860				120304347	
		136286859				119858507	
119856707		136286871				119858495	
		136286837				119858484	
119856695		7.63	136286848	50.27	7.62	119858473	
119856684		119857180				119858462	
						119857191	
119854154							
119859058	119857214	203921670	119859328	119859317	119859306		
			119859339				

Owner Name(s) : CITY OF SASKATOON

Municipality : CITY OF SASKATOON

Title Number(s) : 157704037

Parcel Class : Parcel (Generic)

Land Description : Lot 26-Blk/Par 26-Plan F5554 Ext 14

Source Quarter Section : NW-29-36-05-3

Commodity/Unit : Not Applicable

Area : 0.038 hectares (0.09 acres)

Converted Title Number : 84S48194

Ownership Share : 1:1

TAX TITLE

saskatoon land



PURCHASER TENDER FORM

I wish to submit the following tender:

Lot/Parcel: _____ Block: _____ Plan: _____

Civic Address: _____

Amount Tendered: \$ _____ (before GST).*

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.

**The amount represents exactly \$2100 (\$2000 + GST) and the cheque is made out to the City of Saskatoon.

Company:	_____
GST Registration Number (if applicable):	_____
Contact Name:	_____
Address:	_____
Phone No.:	_____
Email Address	_____
Solicitor:	_____
Solicitor's Address:	_____

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

Signature:	_____
Date:	_____