



## Land For Sale By Public Tender

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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 – 333 Avenue S South**” will be received until **2:00 p.m. CST**, on **Thursday, June 16, 2016**, for the following property:

NEIGHBOURHOOD:	Pleasant Hill
PROPERTY TYPE:	Residential (Vacant Land)
CIVIC ADDRESS:	333 Ave S South
LEGAL DESCRIPTION:	Lot 24, Block 14, Plan G3978 Extension 0
ISC PARCEL NUMBER:	119950027
ZONING DISTRICT:	R2A
RESERVE BID:	<b>\$ 44,900.00</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.

## **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.

The land is currently vacant. The site has been cleaned, graded and levelled to the surrounding properties, street, and rear lane.

## **Services**

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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 tender price and are the responsibility of the successful bidder.

## **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 August 2, 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 R2A. Bidders are advised to consult with Planning and Development at 306-975-2645 as to permissible uses and other details regarding the zoning.

## Vacant Lot and Adaptive Re-Use Incentive Program

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This lot being tendered qualifies for the City's Vacant Lot and Adaptive Re-use Incentive Program. Through providing grants and tax abatement, the program encourages development on existing, vacant, or brownfield sites, and the re-use of vacant buildings in established areas of the city, including the Downtown.

For more information on the program, please visit City of Saskatoon's web page on [Vacant Lot & Adaptive Reuse Strategy](#), or contact the Planning and Development Division, Neighbourhood Planning Section at (306) 975-3340.

## Conditions

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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.**

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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)**

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## Tender Form

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I wish to submit the following tender:

❶ Lot/Parcel: 24 Block: 14 Plan: G3978 Ext.0

Civic Address: 333 Ave S South

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 \_\_\_\_\_

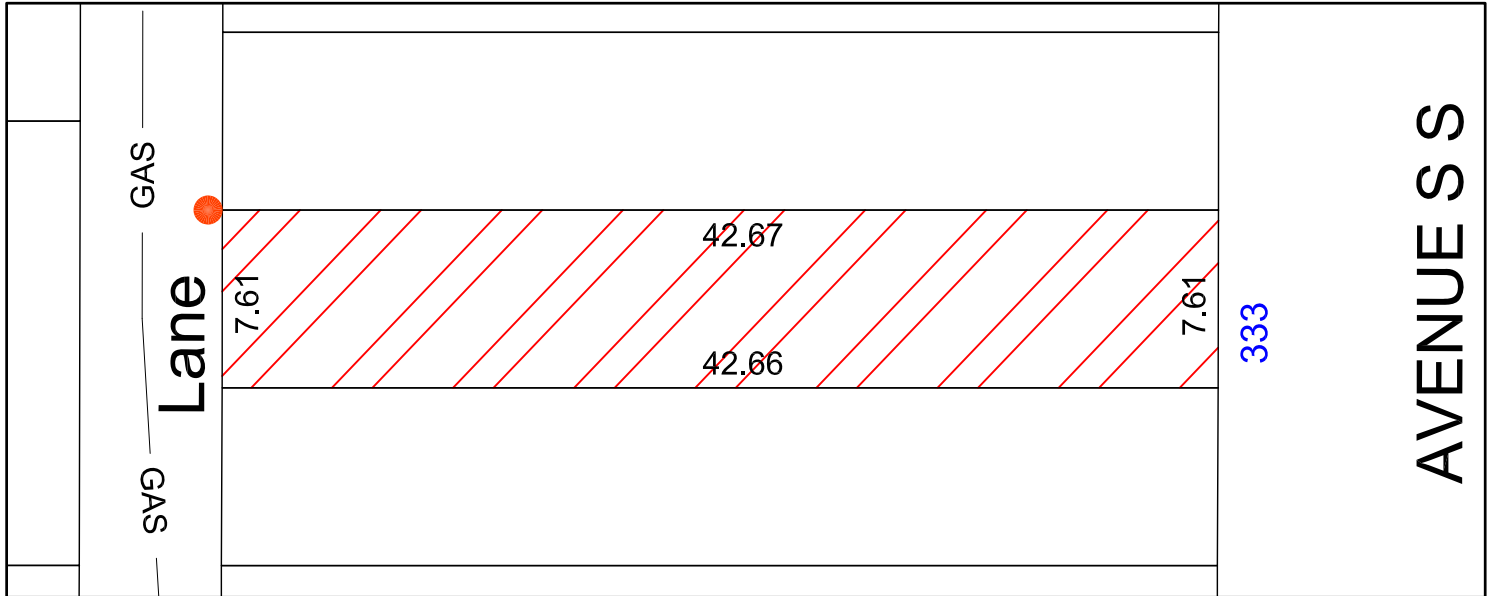
Date \_\_\_\_\_

# 333 Ave S South

ISC Surface Parcel# 119950027

Lot 24, Block 14, Plan G3978, R2A Zoning

## Site Plan



## Zoning Map



### Legend:

1234 Civic

RM1

R2

Subject Site

RM3

GAS Gas Line

R2A

RM4

Wooden Power Pole



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.