



Land For Sale By Public Offering Under the Tax Enforcement Act

Instructions to Bidders

Sealed offers addressed to the Sales Section, Saskatoon Land, 201 Third Avenue North, Saskatoon, SK S7K 2H7, and plainly marked on the envelope "**Offer for Purchase of Property Under the Tax Enforcement Act**" will be received until **2:00 p.m. CST**, on **Wednesday, July 8, 2020**. **Arrangements to drop off your offer can be made by calling Saskatoon Land Office at 306-975-3278**, for the following property:

NEIGHBOURHOOD:	Nutana
PROPERTY TYPE:	Residential (Condominium)
CIVIC ADDRESS:	#601 – 717 Victoria Avenue
LEGAL DESCRIPTION:	Unit #23, Condominium Plan 97S09606
ISC PARCEL NUMBER:	120463321
ZONING DISTRICT:	RM5
ASKING PRICE:	\$160,000.00

Offers must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon (City) for \$2,500.00, and must be submitted on the attached standard offer 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 offers are irrevocable for a period of 14 days from offer closing date. All offers become the property of the City until such time as a offer is awarded or rejected.

Offers 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, an offer; or
- (d) any other indication of collusion regarding offer prices;

The City may, in its discretion, take any action it considers appropriate, including rejecting any offer or disqualifying any bidder from bidding on this offer or another offer.

No multiple offers for a single property will be accepted.
No conditional offers 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 offer 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 offer.

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.

Building Name – The Pinnacle

Year Built – 1979

7th Floor Unit

Condo Fees (2019 rate) - \$408.43 (includes heat & water)

2019 Property Tax - \$1,779.29

Living Area – 807 sq. ft

1 Bedroom, 1 Full Bath

Private Balcony

1 Surface Parking Stall

In-suite Laundry Hookups

Comes with Stove/Oven, Microwave/Range, and Dishwasher

Does not have a fridge, washer or dryer

Building Features – 2 Elevators, Rooftop Deck, Activity and Exercise Room

Please refer to the attached pictures for more information on the condition of the condominium.

Possession

The successful purchaser 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 offer (by September 8th, 2020).

The following outlines the conditions for possession:

On or before the possession date, the successful purchaser 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.

Conditions

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

Condominium Tour

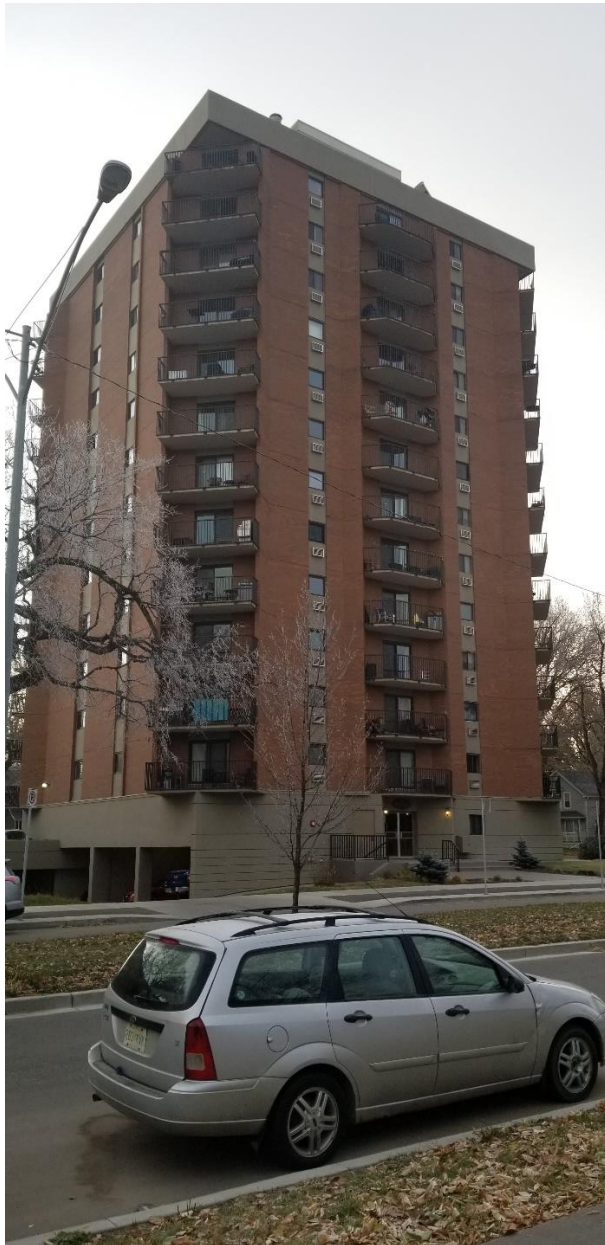
If interested in a walkthrough, please contact Saskatoon Land for an appointment at 306-975-3278.

Other

Interested bidders can request a copy of the Estoppel Package.

Photos

The following photos document the condominium condition.













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



Saskatoon Land
201 Third Avenue North
Saskatoon, SK S7K 2H7
Phone: (306) 975-3278 • Fax: (306) 975-3070
Website: saskatoonland.ca
E-mail: land@saskatoon.ca

CONDO FOR SALE

Asking Price \$160,000



#601 - 717 VICTORIA AVENUE
SASKATOON, SK.

PROPERTY FEATURES

1 bedroom, 1 bathroom	Year Built: 1979
807 square feet	7th floor unit
1 surface parking stall	Building features;
Private balcony	2 elevators, rooftop deck,
In-suite laundry hookups	activity and exercise room



PUBLIC OFFERING

This property is to be sold via a public offering with offers being accepted until Wednesday, July 8th at 2:00 p.m. CST.

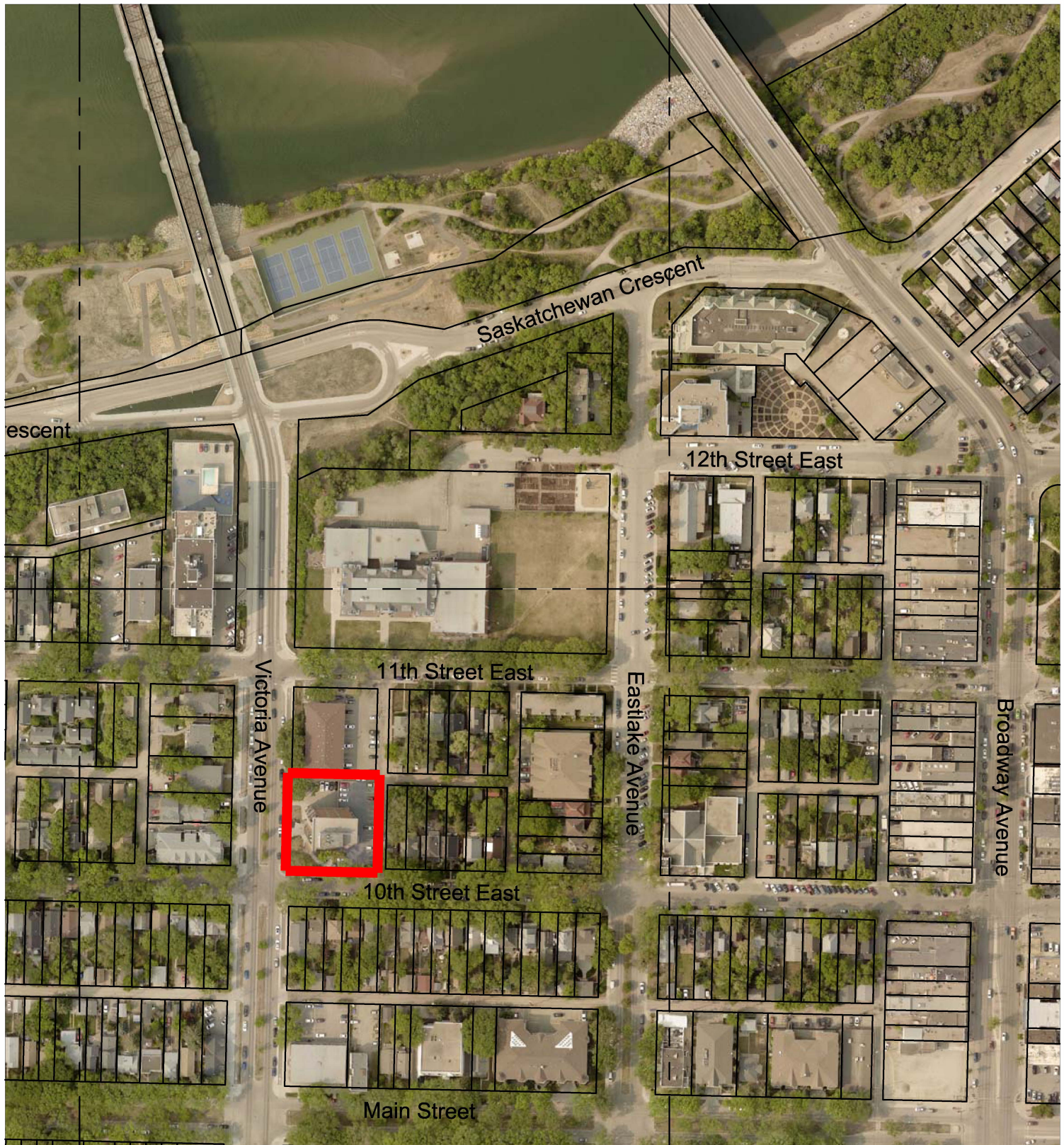
For more information regarding the sale please visit www.saskatoonland.ca

CITY OF SASKATOON
Phone: 306-975-3278
Email: land@saskatoon.ca

www.saskatoonland.ca



For Sale by Public Tender - Unit #601 - 717 Victoria Avenue



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 - March 2020