

Tax Title & Infill Lots for Sale

Now Accepting Offers!

Lot	Block	Plan	Address	Neighbourhood	Zoning	Frontage (m)	Area (m ²)	Price
39	35	102130669	802A Avenue P North	Mount Royal	R2	10.10	293.18	\$159,900 (sold as a pair)
18	35	G173	802 B Avenue P North	Mount Royal	R2	7.62	241.86	
41	13	101345048	1215 Dundonald Avenue	Montgomery	R2	30.47	965.9	\$210,000
29, 30, & 31	11	G3978	343 Avenue R South	Pleasant Hill	R2A	15.98	681.87	\$129,900

For further information, including sales maps and terms of sale, please click on the desired property listing.

802A & 802B Avenue P North

For Sale

NEIGHBOURHOOD: Mount Royal

PROPERTY TYPE: Residential (Vacant Land)

CIVIC ADDRESS: 802A Avenue P North

LEGAL DESCRIPTION: Lot 39, Block 35, Plan 102130669

ISC PARCEL NUMBER: 202817875

ZONING DISTRICT: R2

NEIGHBOURHOOD: Mount Royal

PROPERTY TYPE: Residential (Vacant Land)

CIVIC ADDRESS: 802B Avenue P North

LEGAL DESCRIPTION: Lot 18, Block 35, Plan G173

ISC PARCEL NUMBER: 120031995

ZONING DISTRICT: R2

Both sites are being sold as a pair at an asking price of \$159,900 (accepting offers)

Purchase Process

1. Applications to purchase can be made by submitting the attached offer form to:

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

2. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or amend this offering.



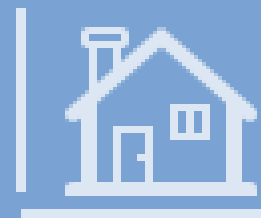
Property Information

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 surrounding properties, street, and rear lane.

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 purchase price and are the responsibility of the purchaser.

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

Sales Information



Payment Terms

1. Deposit of 10% of the purchase price (including GST if applicable).
2. Purchaser must enter into a Sale Agreement within 30 days of accepted offer.
3. Closing/Final Payment Date is 60 days from the date of the Sale Agreement.

Possession

Possession of the property will be granted after payment in full has been received. On or before the possession date, the 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.
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.

Development Incentives

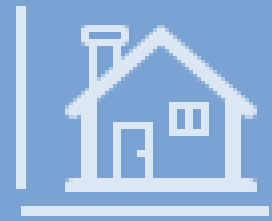
These lots qualify for the City's Vacant Lot and Adaptive Re-use Incentive Program.

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.

For more information on the program, please visit the 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

Contact Saskatoon Land at :
(T) 306.975.3278
201 - 3rd Avenue North
land@saskatoon.ca
www.saskatoonland.ca

Sales Information



Building Restriction Caveats

The Building Restriction Caveats for 802A & 802B Avenue P North are as follows:

1. No vehicular access shall be permitted from the front street or flanking street. Vehicular access shall be from the rear lane only;
2. All dwellings must be constructed with a concrete garage pad with access from the rear lane only. The concrete garage pad must be constructed at the same time the dwelling is built with a minimum dimension of 3.5 metres wide and 6.0 metres long. The concrete pad shall be located at a minimum of 1.2 metres from the rear property line;
3. No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - a. 800 square feet in the case of a bungalow or bi-level;
 - b. 1,200 square feet in the case of a two-storey dwelling;
4. All dwelling units shall be bungalows, raised bungalows, bi-levels, or two-storeys. Split-level dwellings are not permitted;
5. The purchaser will be responsible for installing water and sewer connections to the sites;
6. On the front building façade, a secondary exterior building material is required, being no less than 100 square feet in area;

In addition to the controls listed above, 802A Avenue P North will have the additional caveat:

7. On the side building wall, closest to the flanking street, a secondary building material is required, being no less than 40 square feet in area.

Trees & Shrubbery

An American Elm Tree is located on Lot 39, Block 35, Plan No. 102130669 (802A Avenue P North) adjacent to the south property line. The tree may be removed or incorporated into the site layout. All costs associated with the removal of the tree are at the expense of the purchaser.

An existing tree overhangs onto Lot 18, Block 35, Plan No. G173 (802B Avenue P North). Any alterations to this tree are a civil matter between adjacent property owners.

Existing Utilities

SaskTel has facilities located at the southeast corner of Lot 39, Block 35, Plan No. 102130669 (802A Avenue P North). Negotiations to remove these facilities and any costs associated with the relocation of these facilities are the responsibility of the purchaser.



#123

#123

BS

TEL

GAS

POWER



CIVIC ADDRESS

REGISTERED PLAN NUMBER

BUS SHELTER

TELEPHONE LINE

GAS LINE

UNDERGROUND POWER LINE

METAL LIGHT POLE

WOODEN POWER POLE

UTILITY BOX

UTILITY EASEMENT

802A & 802B AVE P NORTH SALES MAP



Saskatoon Land - May 2016

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. This map is conceptual and may change.

1215 Dundonald Avenue

For Sale

NEIGHBOURHOOD: Montgomery

PROPERTY TYPE: Residential (Vacant Land)

CIVIC ADDRESS: 1215 Dundonald Avenue

ISC PARCEL NUMBER: 136262123

LEGAL DESCRIPTION: Lot 41, Block 13,
Plan No. 101345048

ZONING DISTRICT: R2

Price: \$210,000

Purchase Process

1. Applications to purchase can be made by submitting the attached offer form to:

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Saskatoon, SK S7K 2H7

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Website: www.saskatoonland.ca

E-mail: land@saskatoon.ca



City of
Saskatoon
Saskatoon Land

Property Information

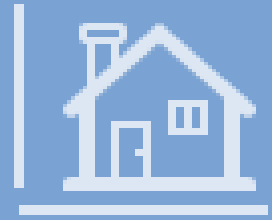
The Sale Price includes the sum required to prepay services. These services include sidewalk, curb, boulevard, street paving, street lighting, street signing, watermains, sanitary sewer mains, trunk sewer levies, and primary watermain levies.

The City's Connections Desk indicates the cost for servicing from the street is approximately \$7,000. The purchaser will be responsible for installing the sewer and water connections from the sewer main and watermain to the respective sites.

In addition, natural gas, electrical power and phone service will be provided to the property line to a point to be determined by the respective utility agencies. Any costs associated with service connections or private crossings are the responsibility of the purchaser.

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

Sales Information



Payment Terms

1. Deposit of 10% of the purchase price (including GST if applicable).
2. Purchaser must enter into a Sale Agreement within 30 days of accepted offer.
3. Closing/Final Payment Date is 60 days from the date of the Sale Agreement.

Possession

Possession of the property will be granted after payment in full has been received. On or before the possession date, the purchaser will deliver to Saskatoon Land the following:

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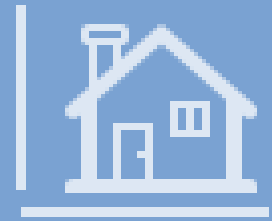
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Build Time Requirement

The lot has a three-year build time requirement to complete construction. Construction may begin once possession of the lot is granted. The three-year building requirement will commence from the date of possession. Construction includes final building inspection and completion of all deficiencies within this three-year time frame.

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Sales Information



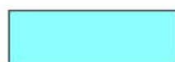
Building Restriction Caveats

The Building Restriction Caveats for 1215 Dundonald Avenue are as follows:

- 1) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i. 1,200 square feet in the case of a bungalow, bi-level or split level dwelling;
 - ii. 1,500 square feet in the case of a two-storey dwelling;
- 2) All dwellings must be constructed with a minimum double-wide garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long;
- 3) On the front building façade, a minimum of two exterior building materials are required, with each material being no less than 100 square feet in area; and
- 4) House plans submitted in support of a Building Permit Application must be reviewed by City of Saskatoon, Saskatoon Land; and
- 5) The garage must be located on the right side of the property when facing the property from the street.



1215 Dundonald Avenue



3.0 meter utility easment



NOTE: The information contained on this map is for reference only and not to be used for legal purposes. This map contains information that is conceptual and will change. This map may not be reproduced without the expressed written consent of Saskatoon Land.
DRAWING NOT TO BE SCALED

Montgomery Place Land

Purchase Form

I wish to submit the following tender:

① Lot: _____ Block: _____ Plan: _____

Civic Address : _____

② Purchase Amount : \$ _____ (before GST).*

③ A certified cheque in the amount of \$ _____ is attached. **

*All offers are subject to Goods and Services Tax. The successful purchaser 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 offered 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: _____

I have read and acknowledge the conditions as set out in the Sales Package.

Signature _____

Date _____

343 Avenue R South

For Sale



NEIGHBOURHOOD: Pleasant Hill

PROPERTY TYPE: Residential (Vacant Land)

CIVIC ADDRESS: 343 Avenue R South

LEGAL DESCRIPTION: Lot 29, Blk/Par 11, Plan No. G3978, Ext. 10 & Lot 30, Blk/Par 11, Plan No. G3978, Lot 31, Blk/Par 11, Plan No. G3978, Ext. 11

ISC PARCEL NUMBER: 144926152 & 119950443 & 144926163

ZONING DISTRICT: R2A

ASKING PRICE: \$129,900 (Accepting Offers)

Purchase Process

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201 Third Avenue North
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Website: www.saskatoonland.ca
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2. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or amend this offering.



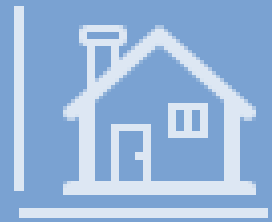
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Services are provided adjacent to the site and are typically located in adjacent rights of way. Any costs associated with service connections or private crossings are not included in the purchase price and are the responsibility of the successful purchaser.

This property is zoned R2A. Purchasers are advised to consult with the Planning and Development Division at 306-975-2645 as to permissible uses and other details regarding the zoning.

Sales Information



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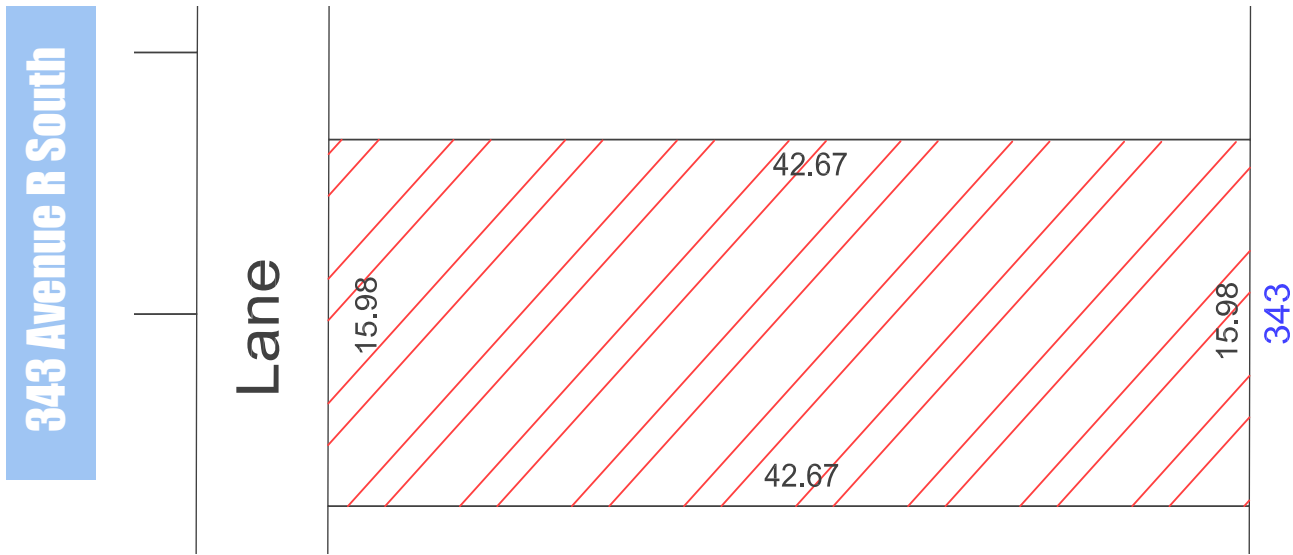
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Zoning Map



Legend:

- 1234 Civic
- Subject Site
- R2A
- RM1
- RM3
- RM4
- R2



Notes: 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.

Date _____