

# Tax Title Property

**Tender Package  
203 Avenue I North**





## 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 **Thursday, November 3<sup>rd</sup>, 2022**, for the following property:

NEIGHBOURHOOD:	Westmount
PROPERTY TYPE:	Residential (Vacant Land)
CIVIC ADDRESS:	203 Avenue I North
LEGAL DESCRIPTION:	Lot 2 & 3, Block 11, Plan K4652 Extension 0
ISC PARCEL NUMBER:	119867675 & 119867686
PARCEL DIMENSIONS:	50' width x 117' length
PARCEL SIZE:	5,868 sq. ft.
ZONING DISTRICT:	R2
RESERVE BID:	<b>\$100,000.00</b>

**Bids must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon (City) for 10% of the bid 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**

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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.

## **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.

Typically, services include sidewalk, curb, boulevard, street paving, street lighting, street signing, watermain, sanitary sewer mains, trunk sewer levies, and primary watermain levies. In addition, natural gas, electrical power and communication services will be provided to the property line to a point to be determined by the respective utility agencies.

## **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 60 days from closing of the tender (by January 3<sup>rd</sup>, 2022).

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 and Building Restrictions**

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This property is zoned R2. 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

The following photo document the lot.







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: [saskatoonland.ca](http://saskatoonland.ca)  
E-mail: [land@saskatoon.ca](mailto:land@saskatoon.ca)



# For Sale by Public Tender - 203 Avenue I North



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.



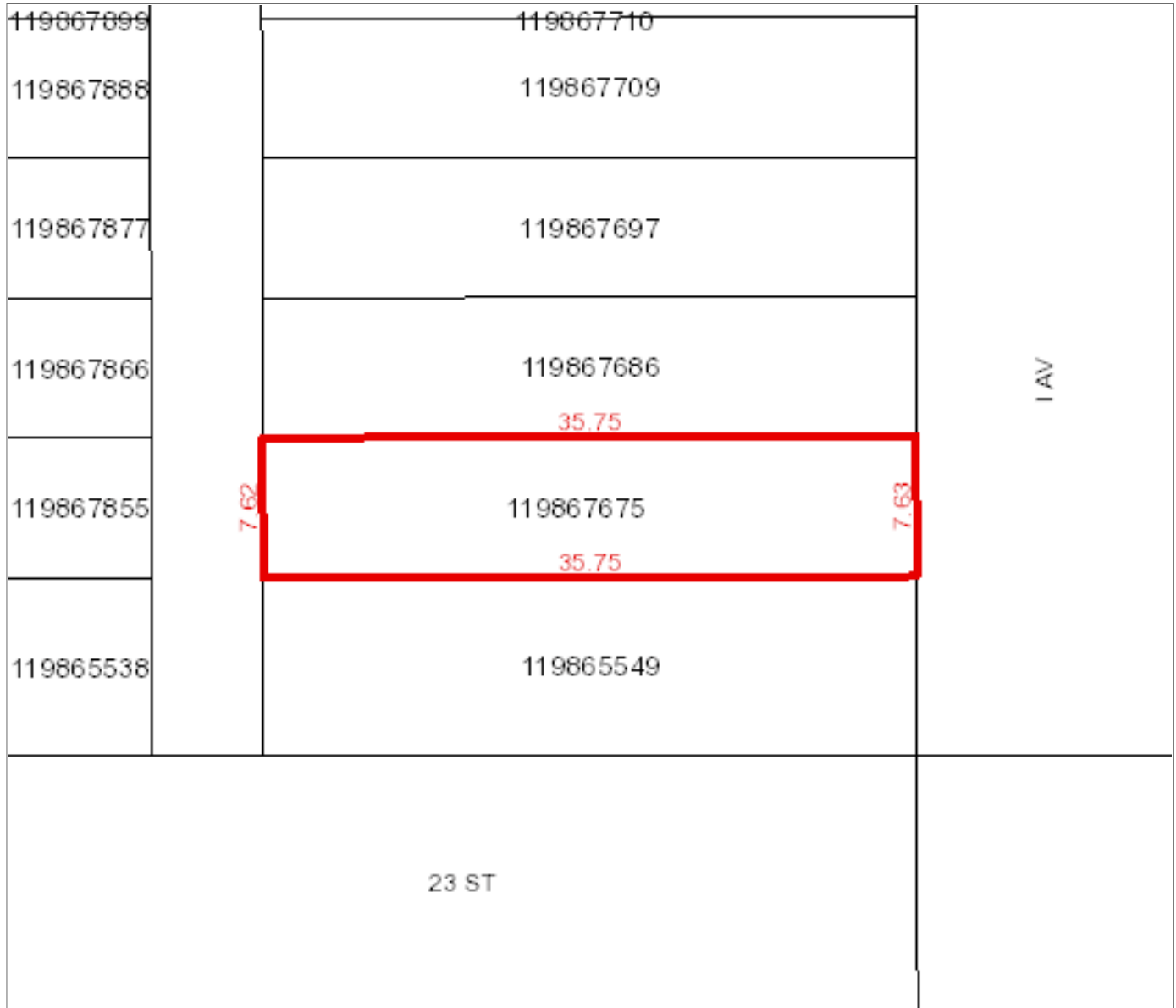
*City of*  
**Saskatoon**  
Saskatoon Land - September 2022





## Surface Parcel Number: 119867675

REQUEST DATE: Thu Sep 22 08:18:39 GMT-06:00 2022



**Owner Name(s) :** CITY OF SASKATOON

**Municipality :** CITY OF SASKATOON

**Title Number(s) :** 155789645

**Parcel Class :** Parcel (Generic)

**Land Description :** Lot 2-Blk/Par 11-Plan K4652 Ext 0

**Source Quarter Section :** SW-32-36-05-3

**Commodity/Unit :** Not Applicable

**Area :** 0.027 hectares (0.07 acres)

**Converted Title Number :** 93S22023

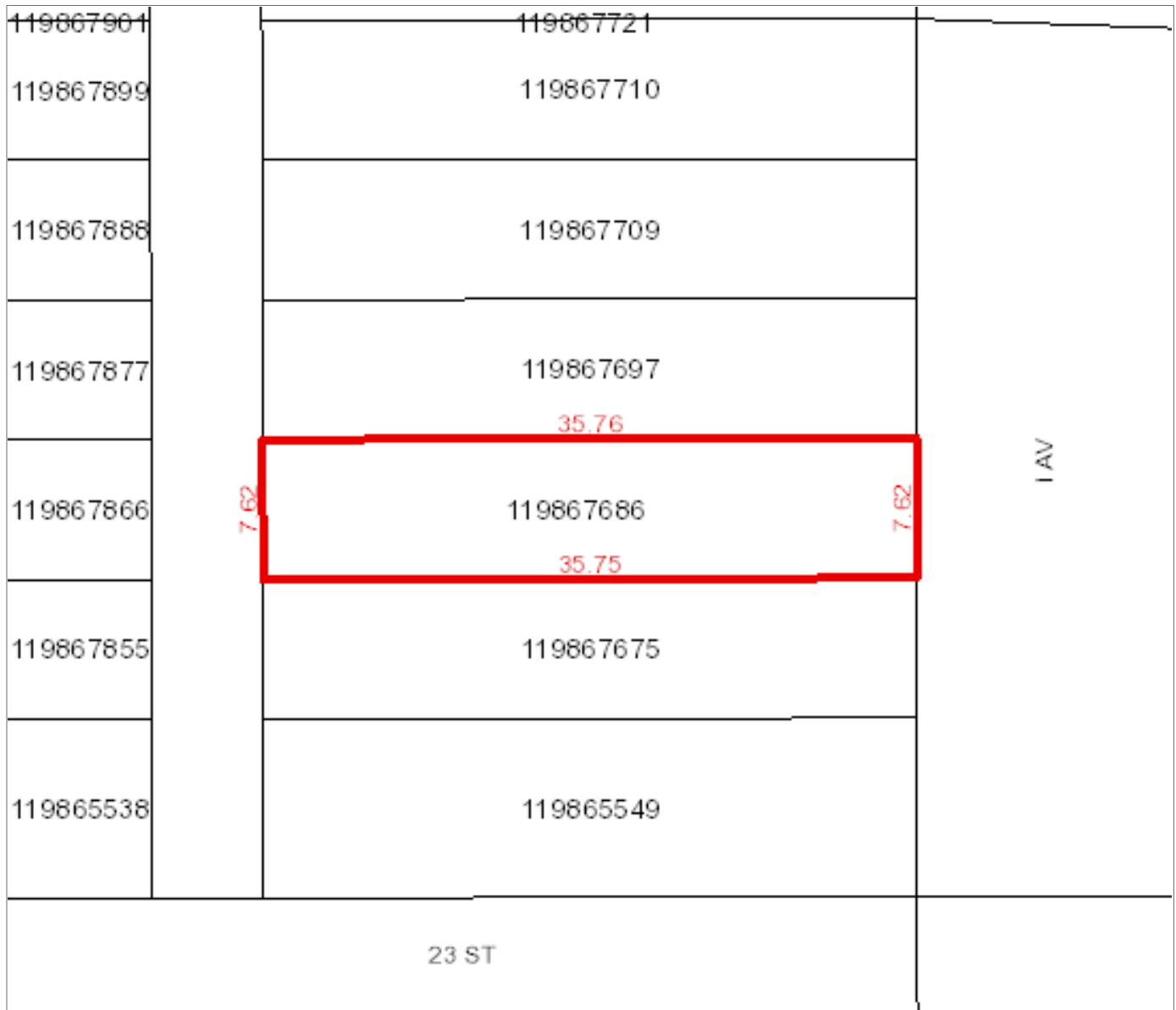
**Ownership Share :** 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



## Surface Parcel Number: 119867686

REQUEST DATE: Thu Sep 22 08:19:41 GMT-06:00 2022



**Owner Name(s) :** CITY OF SASKATOON

**Municipality :** CITY OF SASKATOON

**Title Number(s) :** 155789656

**Parcel Class :** Parcel (Generic)

**Land Description :** Lot 3-Blk/Par 11-Plan K4652 Ext 0

**Source Quarter Section :** SW-32-36-05-3

**Commodity/Unit :** Not Applicable

**Area :** 0.027 hectares (0.07 acres)

**Converted Title Number :** 93S22023

**Ownership Share :** 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



## 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 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:	_____
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:	_____