Broadway Avenue

Open Market Sales Package



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Land For Sale By Open Market

Instructions to Eligible Contractors & Probationary Builders

Non-binding offers from Eligible Contractors & Probationary Builders should be submitted and addressed to the Sales Section, Saskatoon Land, 200 Fourth Avenue North, Saskatoon, SK S7K 0K1, and plainly marked on the envelope "**2401 Broadway Avenue Lots – Open Market Sale**" will be received until **3:00 p.m. CST**, on **Thursday, November 19, 2026,** for the following property:

Site 1

NEIGHBOURHOOD:	Avalon
PROPERTY TYPE:	Residential (Vacant Land)
CIVIC ADDRESS:	2401 Broadway Avenue
LEGAL DESCRIPTION:	Lot 1 & 2, Block 2, G238 Extension 0
ISC PARCEL NUMBER:	120091362 & 120090642
PARCEL DIMENSIONS:	56' width x 107' length
ZONING DISTRICT:	R2
LIST PRICE:	**$ 337,000.00**

Site 2

NEIGHBOURHOOD:	Avalon
PROPERTY TYPE:	Residential (Vacant Land)
CIVIC ADDRESS:	2401 Broadway Avenue
LEGAL DESCRIPTION:	Lot 3 & 4, Block 2, G238 Extension 0
ISC PARCEL NUMBER:	120090631 & 120090620
PARCEL DIMENSIONS:	50' width x 107' length
ZONING DISTRICT:	R2
LIST PRICE:	**$ 298,000.00**

Interested parties are required to submit a completed Purchaser Application Form (Attachment 1) which indicates the desired lot(s) and offer price for each site. **Offers must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon (City) for 10% of the offered price + GST***, and must be submitted with the Purchaser Application Form. * Probationary builders will be required to provide 50% of the offered price.

The submission of offers is non-binding and in no way obligates the applicant to purchase the property in question and is not in any way binding upon Saskatoon Land. Saskatoon Land will review the form and contact interested parties to confirm whether or not Saskatoon Land will consider the application for further negotiation.

Saskatoon Land reserves the right to negotiate with only those parties it determines, at its sole discretion. Saskatoon Land also reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Once Saskatoon Land has entered into negotiations with interested parties, offer acceptance will be subject to compliance with the terms and conditions listed on Page 8 of this document. If your offer is not accepted, your deposit cheque will be returned to you.

Purchase Process

Step 1: Purchase Request

• Visit Saskatoon Land's Website (saskatoonland.ca) to review property information package.

• Contact Saskatoon Land at 306.975.LAND regarding any questions or further information.

Step 2: Submission

• Submit the Purchaser Application Form and certified cheque or bank draft to Saskatoon Land.

• Ensure that your offer addresses all of the terms and conditions outlined in the sales package and application form.

Step 3: Review

• All offers are reviewed by Saskatoon Land.

• The successful proponent is contacted by a Saskatoon Land representative. Negotiations regarding the purchase price and other terms and conditions of the sale can then occur.

• Unsuccessful applicants will be notified once the Sale Agreement is executed by the successful proponent.

Step 4: Approval

• The transaction is brought forward for corporate approval.

• Modifications to the transaction may be made during the approval process. The successful applicant will be notified of such modifications.

Step 5: Agreement

• Negotiations are finalized and a Sale Agreement is executed between Saskatoon Land and the successful purchaser. The Sale Agreement must be executed within 30 days of final negotiations.

• Final payment is due no later than sixty (60) days from the Sale Agreement date or as agreed to between the vendor and the purchaser.

• The successful purchaser may apply for required permits to begin construction upon receipt of payment in full.

Step 6: Post Closing Obligations

• Purchaser complies with all Terms and Conditions set forth by the Sale Agreement.

Sale Agreement

The successful purchaser must enter into a sale agreement within 30 days of the conditional Award of Open Market Sales Approach. Failure to enter into the Sale Agreement within the prescribed time period will be deemed in default of the terms of the open market sales approach and the deposit will be forfeited.

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. Phase 1 & 2 Environmental Site Assessments are available for the sites upon request.

Services

Sites are fully serviced and include curb, boulevard, street paving, street lighting, water mains, sanitary sewer mains, trunk sewer levies and primary water main levies.

The successful purchaser will be responsible for installing the sewer and water connections from the sewermain and watermain to the respective sites and all costs associated with this process. These services are provided adjacent to the site and are typically located in adjacent rights of way.

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. Any costs associated with service connections or private crossings are not included in the price and are the responsibility of the successful purchaser.

Site Access

Site 1

Access will only be granted to the sites via the lane. No new site access will be given.

Site 2

Any private vehicle crossings along the front of the property will need to be reviewed and approved by the Transportation Division for compliance with the City’s Private Driveway Crossing Guidelines. The Private Crossings Bylaw, 1968. Please contact the Transportation Department at 306-975-2476 regarding potential access to this site.

Possession

The successful purchaser will be granted possession of the property after payment in full has been received. Payment in full must be secured no later than sixty (60) days from the Sale Agreement date or as agreed to between the vendor and the purchaser.

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 to Transfer Title. The purchaser must provide the name of their solicitor who will undertake to register the Transfer Authorization on their 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

This property is zoned R2 (Low Density Residential District 2). Purchasers are advised to consult with the Planning and Development Department at 306-975-2645 as to permissible uses, specific infill regulations (Category 2) and other zoning details.

Infill Housing Guide

Development Controls

Sites 1 & 2

Both sites have the potential for multiple development forms and Saskatoon Land will be administering architectural controls depending on the development form being proposed. Upon offer acceptance, Saskatoon Land will advise which specific standards will apply. Please refer to the general architectural design requirements developed by Saskatoon Land for single-unit or multiple-unit dwellings or call our offices at 306-975-LAND for further clarification for your intended development.

Please send plans to Saskatoon Land for approval before applying for a building permit via email to: **landarchcontrols@saskatoon.ca**

Landscape Requirement

Front yard landscaping is **mandatory** for these lots to improve the curb appeal. Mandatory landscaping requirements are part of the Sale Agreement and are administered through architectural controls. This requirement must be completed within 24 months of building permit issuance. Noncompliance with this requirement may result in suspensions from participation in future lot allocations or termination from the Eligible Builder List.

The following minimum standards apply:

1. Topsoil installed to a minimum depth of 100mm;
2. Sod (seeded lawns are not acceptable) **"Sod laying shall be performed during the active growing season for type of sod. Sodding during dry periods, at freezing temperatures or over frozen soil is unacceptable." Canadian Landscape Standards, 2017**; and

3. A minimum of one (1) tree of a species suitable for Saskatoon's climate and soil types must be planted in the front yard of the following minimum size:

a) Deciduous trees must have a minimum 45mm caliper measured 1.8m above ground; and
b) Coniferous trees must be at a minimum 1.8m in height.

4. A minimum of three (3) shrubs of species suitable for Saskatoon's climate and soil types must be planted in the front yard.

Conditions

There will be no exceptions as to the conditions of this open market sales approach.

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

PURCHASER APPLICATION FORM

Please complete this form if you are interested in purchasing land from Saskatoon Land, City of Saskatoon. This information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to Saskatoon Land regarding a desire to purchase property. The completion of the form in no way obligates the applicant to purchase the property in question and is not in any way binding upon The City of Saskatoon. It is for information purposes only. Saskatoon Land will review the form and contact you to confirm whether or not Saskatoon Land will consider your application for negotiation. Saskatoon Land re-serves the right to negotiate with only those parties it determines, in its sole discretion. Saskatoon Land reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Saskatoon Land has the ability to reject any offer for any reason prior acceptance or approval.

Property Requested

Legal	
Civic Address	
Purchase Price Offered	

Contact Information

Name to appear on title	
Contact Person	
Phone #	
Fax #	
Email Address	
Street Address	
City, Province	
Postal Code	
GST Registration #	

Lawyer Information

Name & Firm	
Phone #	
Fax #	
Email Address	
Street Address	
City, Province	
Postal Code	

The property is sold "as is". No warranties or guarantees apply. All sales are subject to administrative approval. The City reserves the right not to enter into a sale agreement.

Please note that a separate application form is required for each lot you are submitting an offer on.

TERMS & CONDITIONS

1. Deposit/Possession:

    i) Deposit amount of 10% becomes non-refundable at offer acceptance*.

    ii) Full payment of the lot is due in sixty (60) days of Sale Agreement date.

    iii) The purchaser shall have the right of possession after payment in full has been received.

2. Conditions Precedent:

    i) Approval of the sale by the CFO/General Manager, Corporate Financial Services Department.

3. Special Terms and Conditions:

    i) The property is sold “as is” and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date.

    ii) Development on these lots will be reviewed for consistency with Saskatoon Land’s architectural and development controls.

    iii) Upon entrance into the Sale Agreement, lot purchases will be considered final sales. Return of any of the lots will not be permitted.

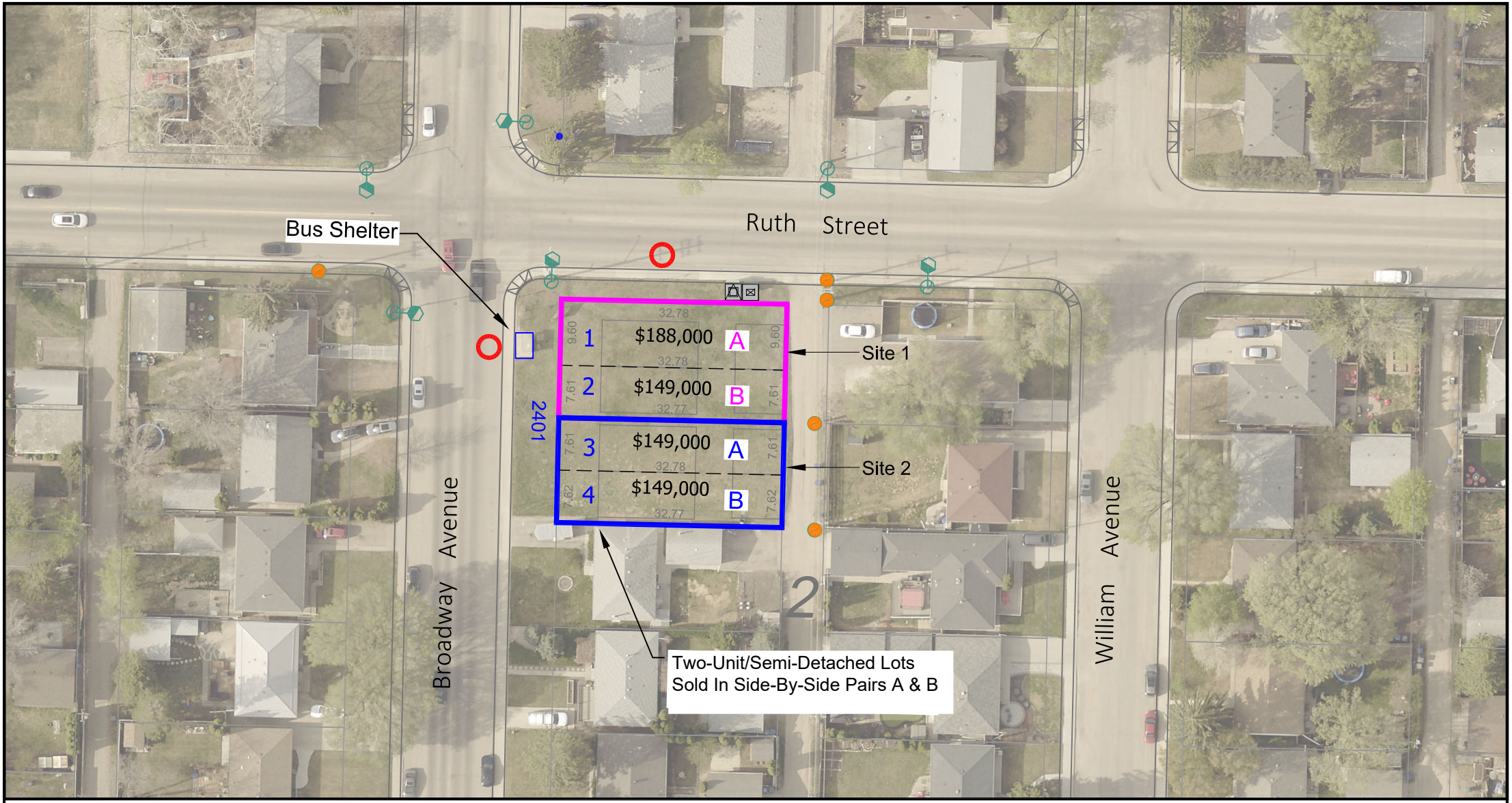
    iv) Eligible Contractors must be in good standing on Saskatoon Land’s Eligible Contractor List.

    v) Individual Purchasers must be in compliance with City of Saskatoon Council Policy Number C09-006, stating individuals are entitled to purchase only one City-owned lot every three years.

    vi) The purchaser covenants and agrees to construct a dwelling on the lots, with the dwellings being completed within three years of the effective date of the Sale Agreement as evidenced by a substantial completion of the dwelling unit.

    vii) The purchaser further agrees to grant the City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any utility agency any easements, which may be required by any or all of the said agencies at no cost.

    * Probationary builders will be required to provide a higher deposit amount.



Legend

Civic Address	123
Block Number	123
Lot Number	3

Two-Unit/Semi Detached Lots Sold In Side-By-Side Pairs A and B	A B A B
Light Standard	
Power Pole	

Transit Stop	
Fire Hydrant	
Transformer	
Pedestal	
Proposed Price	$000,000

NORTH

City of Saskatoon

Saskatoon Land - September 2026

Note: The Saskatoon Land does not guarantee the accuracy of this plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. Park and buffer renderings are for illustrative purposes only and does not represent what will be constructed. To ensure accuracy, please refer to the Registered Plan of Survey. Distances are in meters unless shown otherwise. Do not scale.