

Tax Title Property

Tender Package 1915 William Avenue



Table of Contents

Instructions to Bidders	3
Sales Agreement	4
Representations, Warranties, and Environmental Conditions	4
Services.....	4
Possession	4
Zoning and Building Restrictions	5
Conditions	5
Photos	5

Attachments

- Attachment 1 – Lot Information Map
- Attachment 2 – ISC Parcel Picture
- Attachment 3 – Purchaser Tender Form

Land For Sale By Public Tender Under the Tax Enforcement Act

Instructions to Bidders

Sealed tenders addressed to the Sales Section, Saskatoon Land, 200 Fourth Avenue North, Saskatoon, SK S7K 0K1, and plainly marked on the envelope “**Public Tender for Purchase of Property Under the Tax Enforcement Act**” will be received until **2:00 p.m. CST**, on **Thursday, January 30th, 2025**, for the following property:

NEIGHBOURHOOD:	Queen Elizabeth
PROPERTY TYPE:	Residential (Vacant Land)
CIVIC ADDRESS:	1915 William Avenue
LEGAL DESCRIPTION:	Lot 7 & 8, Block 3, G191 Extension 0
ISC PARCEL NUMBER:	136064000 & 120075814
PARCEL DIMENSIONS:	35' width x 108' length
PARCEL SIZE:	3,760 sq. ft.
ZONING DISTRICT:	R2
RESERVE BID:	\$210,000.00

Bids must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon (City) for \$2000 +GST, 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

The successful bidder must enter into a Sale Agreement within 30 days of notification of award of tender.

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.

Services

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 price and are the responsibility of the successful bidder.

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.

Possession

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 March 31st, 2025).

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

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





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



Saskatoon Land

Saskatoon Land

200 Fourth Avenue North

Saskatoon, SK S7K 0K1

Phone: (306) 975-LAND • Fax: (306) 975-3070

Website: saskatoonland.ca

E-mail: land@saskatoon.ca

For Sale by Public Tender - 1915 William 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 - December 2024



Surface Parcel Number: 120075814

REQUEST DATE: Mon Dec 2 10:26:30 GMT-06:00 2024

WILLIAM AV		136063986		120097739
		120075847		120075779
		120075836		120316429
		136063997		131983623
		136064000	32.79	131983612
	7.61	120075814	32.78	120075757
		120075803		120075746
		120075791		120075735
		120075780		120075724
		120077108		120077110

Owner Name(s) : CITY OF SASKATOON

Municipality : CITY OF SASKATOON

Area : 0.025 hectares (0.06 acres)

Title Number(s) : 158133540

Converted Title Number : 02SA04756

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Lot 8-Blk/Par 3-Plan G191 Ext 0

Source Quarter Section : SE-21-36-05-3

Commodity/Unit : Not Applicable

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: 136064000

REQUEST DATE: Mon Dec 2 10:26:34 GMT-06:00 2024

WILLIAM AV	136063975		120097739
	136063986		
	120075847		120075779
	120075836		120316429
	136063997		131983623
	136064000	32.79	131983612
	120075814	32.79	120075757
	120075803		120075746
	120075791		120075735
	120075780		120075724

Owner Name(s) : CITY OF SASKATOON

Municipality : CITY OF SASKATOON

Area : 0.01 hectares (0.02 acres)

Title Number(s) : 158133539

Converted Title Number : 02SA04756

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : Lot 7-Blk/Par 3-Plan G191 Ext 6

Source Quarter Section : SE-21-36-05-3

Commodity/Unit : Not Applicable

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 \$2100 (\$2000 + GST) 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: _____