

# Tax Title Property

**Tender Package  
435 Avenue R S**



## 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 Monday, December 23<sup>rd</sup>, 2024**, for the following property:

NEIGHBOURHOOD:	Pleasant Hill
PROPERTY TYPE:	Residential (Vacant Land)
CIVIC ADDRESS:	435 Avenue R South
LEGAL DESCRIPTION:	Lot 39, Block 12, G3978 Extension 0
ISC PARCEL NUMBER:	119965393
PARCEL DIMENSIONS:	25' width x 140' length
PARCEL SIZE:	3,501 sq. ft.
ZONING DISTRICT:	R2
RESERVE BID:	<b>\$30,000.00</b>

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

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 February 21<sup>st</sup>, 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.



*City of*  
**Saskatoon**

Saskatoon Land

Saskatoon Land

200 Fourth Avenue North

Saskatoon, SK S7K 0K1

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

Website: [saskatoonland.ca](http://saskatoonland.ca)

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

# For Sale by Public Tender - 435 Avenue R S



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 - November 2024



# Surface Parcel Number: 119965393

REQUEST DATE: Mon Nov 4 09:31:23 GMT-06:00 2024

136187017		119965461		119967430
119965719		119965450		120310377
119965708		119965449		119967429
119965696		119965438		119967418
119965685		119965427		119967407
119965674		119965416		119967395
119965663		119965405 42.66		119967384
119965652	7.62	119965393 42.67	7.62	120310366
119965641		120310401		135994247
119965630		119967586		135994258
119965629		119967575		119967362
119965618		119967564		119967351
135685547		119967553		119967340
135685558		119967542		135994269
119965595		119967542		135994270
119965584		131591954		120310355
				119967328

RAV

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

**Municipality :** CITY OF SASKATOON

**Area :** 0.033 hectares (0.08 acres)

**Title Number(s) :** 158073318

**Converted Title Number :** 99SA10432

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** Lot 39-Blk/Par 12-Plan G3978 Ext 0

**Source Quarter Section :** NE-30-36-05-3

**Commodity/Unit :** Not Applicable



# 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: \_\_\_\_\_