



For Sale By Public Tender Under the Tax Enforcement Act

Instructions to Bidders

Sealed tenders addressed to the City of Estevan, 1102 Fourth Street, Estevan, SK S4A 0W7, and plainly marked on the envelope "**Tender for Purchase of Property Under the Tax Enforcement Act**" will be received until 4:30 pm Friday, May 13, 2022, for the following property:

PROPERTY TYPE: Commercial (Old School Building)
CIVIC ADDRESS: 1118 Second Street
LEGAL DESCRIPTION: Lot 26, Block 60A, Plan 102248557
ISC PARCEL NUMBER: 203337727
ZONING DISTRICT: R4 – High Density Residential

Bids must be accompanied by a certified cheque or bank draft payable to the City of Estevan (City) for 25% 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 Estevan 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 or 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 property 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 tender price and are the responsibility of the successful bidder.

Typically, services include sidewalk, curb, boulevard, street paving, street lighting, street signing, watermains, sanitary sewer mains, and primary watermain levies. In addition, natural gas, electrical power, and communication services will be provided to the property line to a point to 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 July 12, 2022).

The following outlines the conditions for possession:

On or before the possession date, the successful bidder will deliver to the City of Estevan 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

This property is zoned R4. Bidders are advised to consult with the Planning and Development Division at 306-634-1821 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 documents the property.



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

City of Estevan
1102 Fourth Street
Estevan, SK S4A 0W7

Phone: (306) 634-1811 ● Fax: (306) 636-2199
Website: estevan.ca
E-mail: treasury@estevan.ca



TENDER FORM

I wish to submit the following tender:

Block: 60A Plan: 102248557 Lot/Parcel: 26

Civic Address: 1118 Second Street

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.

**This amount represents exactly 25% of the amount tendered and the cheque is made out to the City of Estevan.

Company: _____

GST Registration Number (if applicable): _____

Contact Name: _____

Address: _____

Telephone No.: _____ Fax No.: _____ (postal code)

E-mail Address: _____

Solicitor: _____

Solicitor's Address: _____

I have read and acknowledge the conditions as set out in the attached Instructions to Bidders.

Signature _____

Date: _____



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SASKATCHEWAN ASSESSMENT
MANAGEMENT AGENCY

Property Report

Print Date: 11-Mar-2022

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Municipality Name: **ESTEVAN**

Assessment ID Number:

ESTEV-515002700

PID: **1763812**

Civic Address: **1118 2 St**

Title Acres:

Reviewed: **19-Jan-2021**

Legal Location: **Lot 26 Block 60A Plan 102248557 Sup**

School Division: **209**

Change Reason: **Maintenance**

Supplementary :

Neighbourhood: **ESTEV-130**

Year / Frozen ID: **2021/-11**

Supplementary :

Puse Code: **7200**

Predom Code: **M5365 Elementary School**

Call Back Year:

Method In Use: **C.A.M.A. - Cost**



URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
26 / 1	Institutional	Rectangular Width(ft) 134.00 Side 1 (ft) 144.00 Side 2 (ft) Area/Units 19,296.00	Prime Rate: Urban - Square Foot \$9.95 Lump Sum: 0.00	Sid Parcel Size: 56,523.00 Land Size Multiplier: 150 Adjustment reason:	1	CO	Taxable
26 / 2	Institutional	Rectangular Width(ft) 116.00 Side 1 (ft) 260.00 Side 2 (ft) Area/Units 30,160.00	Prime Rate: Urban - Square Foot \$9.95 Lump Sum: 0.00	Sid Parcel Size: 56,523.00 Land Size Multiplier: 150 Adjustment reason:	1	CO	Taxable
26 / 3	Institutional	Rectangular Width(ft) 50.00 Side 1 (ft) 140.00 Side 2 (ft) Area/Units 7,000.00	Prime Rate: Urban - Square Foot \$9.95 Lump Sum: 0.00	Sid Parcel Size: 56,523.00 Land Size Multiplier: 150 Adjustment reason:	1	CO	Taxable

COMMERCIAL IMPROVEMENT SUMMARY

Sub Model & Occupancy Type	Const Class	Quality	Bldg ID	Bldg Seq	Est. Yr Built	Cond	SEC Area/Vol	TRA Area	Func OBS	Econ OBS	Phys DEP	UNF	MAF	Tax Class	Liability Sub	ST
365 - Elementary School Complete Basement - Classroom Fini	C (Concrete Frame)	B	106387	0	1953	0.7 - Very Good	6272	6272	00 %	00 %	56	0	8	CO	1	Taxable
Dimensions:																
365 - Elementary School Complete Occupancy - Base Rate	C (Concrete Frame)	B	106388	0	1953	0.7 - Very Good	6481	14112	00 %	00 %	56	0	8	CO	1	Taxable
Dimensions:																
365 - Elementary School Complete Occupancy - Base Rate	C (Concrete Frame)	A	106388	1	1987	0.9 - Above Average	4706	14112	00 %	00 %	50	0	8	CO	1	Taxable
Dimensions:																
365 - Elementary School Complete Occupancy - Base Rate	C (Concrete Frame)	A	106388	2	1987	0.9 - Above Average	2925	14112	00 %	00 %	50	0	8	CO	1	Taxable
Dimensions:																

COMMERCIAL IMPROVEMENT DETAILS

Sub Model: 365 - Elementary School Complete	Type: Basement - Classroom Fini	Building ID & Seq: 106387/0	Section Area/Vol: 6272	Perimeter: 324
Act. Year Built: 1953				
Description :				
Construction Quality : B - Average				
Ventilation 1 : 100% - No Ventilation				
Air Conditioning Type 2 : % -				
Elevators : No Elevators				
Total # of Storeys: Building : 01 Storey				
Occupancy Type : Basement - Classroom Fini				
Heating Type 1 : 100% - Hot Water				
Ventilation 2 : % -				
Sprinklers 1 : 100% - No Sprinklers				
Storey Height : 12				
Physical Condition : 0.7 - Very Good				
Occupancy Type : Occupancy - Base Rate				
Heating Type 1 : 100% - Hot Water				
Ventilation 2 : % -				
Sprinklers 1 : 100% - No Sprinklers				
Storey Height : 12				
Physical Condition : 0.7 - Very Good				

Sub Model: 365 - Elementary School Complete	Type: Occupancy - Base Rate	Building ID & Seq: 106388/0	Section Area/Vol: 6481	Perimeter: 663
Act. Year Built: 1953				
Description :				
Construction Quality : B - Average				
Ventilation 1 : 100% - No Ventilation				
Air Conditioning Type 2 : % -				
Elevators : No Elevators				
Total # of Storeys: Building : 01 Storey				
Occupancy Type : Occupancy - Base Rate				
Heating Type 1 : 100% - Hot Water				
Ventilation 2 : % -				
Sprinklers 1 : 100% - No Sprinklers				
Storey Height : 12				
Physical Condition : 0.7 - Very Good				
Occupancy Type : Occupancy - Base Rate				
Heating Type 1 : 100% - Hot Water				
Ventilation 2 : % -				
Sprinklers 1 : 100% - No Sprinklers				
Storey Height : 12				
Physical Condition : 0.7 - Very Good				

Sub Model: 365 - Elementary School Complete	Type: Occupancy - Base Rate	Building ID & Seq: 106388/1	Section Area/Vol: 4706	Perimeter: 663
Act. Year Built: 1987				
Description :				
Construction Quality : A - Good				
Ventilation 1 : 100% - No Ventilation				
Air Conditioning Type 2 : % -				
Elevators : No Elevators				
Total # of Storeys: Building : 02 Storeys				
Occupancy Type : Occupancy - Base Rate				
Heating Type 1 : 100% - Hot Water				
Ventilation 2 : % -				
Sprinklers 1 : 100% - No Sprinklers				
Storey Height : 12				
Physical Condition : 0.9 - Above Average				
Occupancy Type : Occupancy - Base Rate				
Heating Type 1 : 100% - Forced Hot Air				
Ventilation 2 : % -				
Sprinklers 1 : 100% - No Sprinklers				
Storey Height : 22				
Physical Condition : 0.9 - Above Average				

Sub Model: 365 - Elementary School Complete	Type: Occupancy - Base Rate	Building ID & Seq: 106389/2	Section Area/Vol: 2925	Perimeter: 663
Act. Year Built: 1987				
Description :				
Construction Quality : A - Good				
Ventilation 1 : 100% - Yes				
Air Conditioning Type 2 : % -				
Elevators : No Elevators				
Total # of Storeys: Building : 02 Storeys				
Occupancy Type : Occupancy - Base Rate				
Heating Type 1 : 100% - Forced Hot Air				
Ventilation 2 : % -				
Sprinklers 1 : 100% - No Sprinklers				
Storey Height : 22				
Physical Condition : 0.9 - Above Average				
Occupancy Type : Occupancy - Base Rate				
Heating Type 1 : 100% - Forced Hot Air				
Ventilation 2 : % -				
Sprinklers 1 : 100% - No Sprinklers				
Storey Height : 22				
Physical Condition : 0.9 - Above Average				

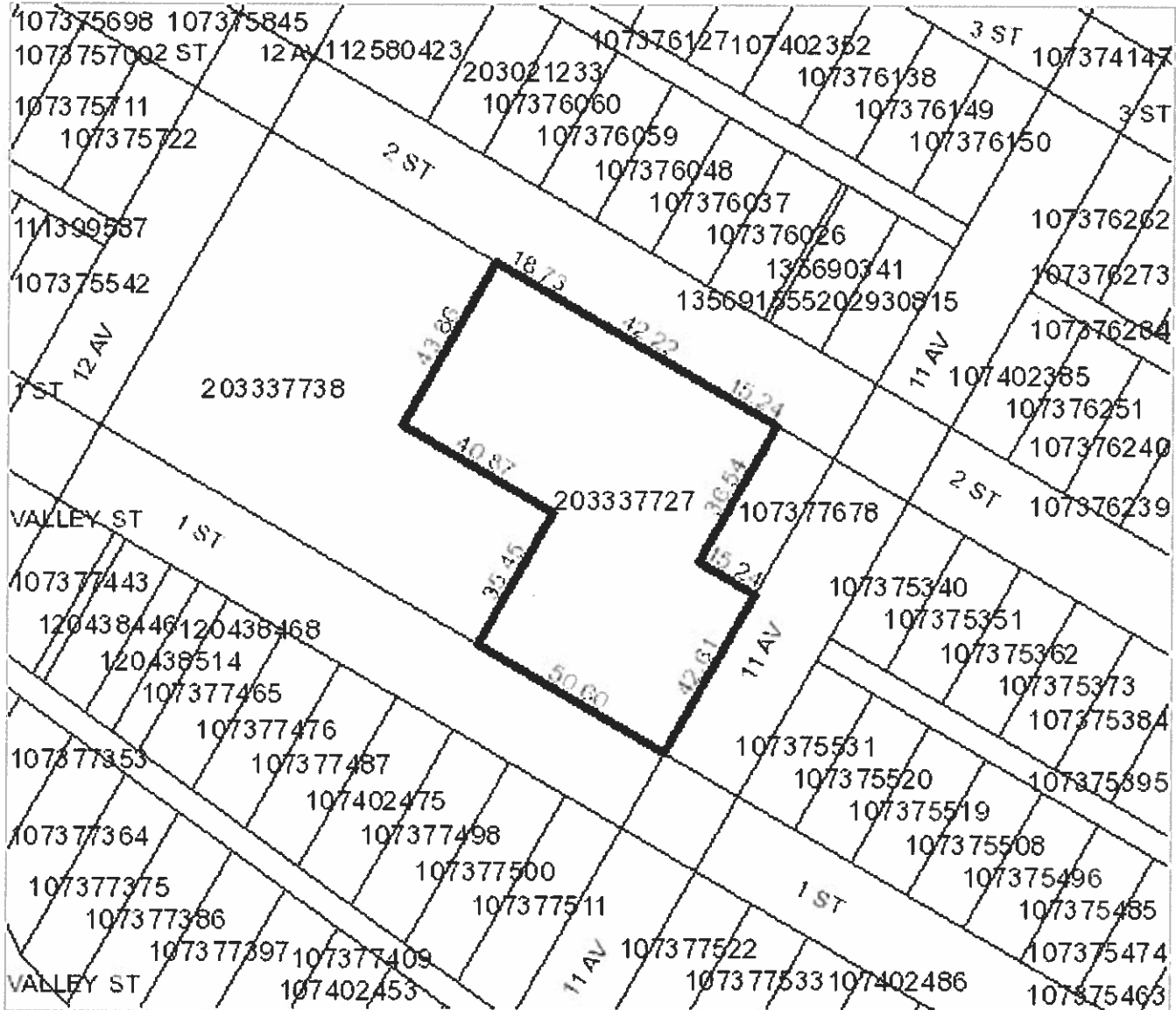
Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt Reason	Adjust Reason	Tax Status
Improvement	\$181,100		1	Comm & Industrial Other	85%	\$153,935				Taxable
Non-Agricultural	\$561,700		1	Comm & Industrial Other	85%	\$477,445				Taxable
Total of Assessed Values:	\$742,800					Total of Taxable/Exempt Values:	\$631,380			



Surface Parcel Number: 203337727

REQUEST DATE: Fri Mar 11 15:07:38 GMT-06:00 2022



Owner Name(s) : CITY OF ESTEVAN

Municipality : CITY OF ESTEVAN

Title Number(s) : 154880208

Parcel Class : Parcel (Generic)

Land Description : Lot 26-Blk/Par 60A-Plan 102248557 Ext 0

Source Quarter Section : SE-22-02-08-2

Commodity/Unit : Not Applicable

Area : 0.523 hectares (1.29 acres)

Converted Title Number : 87R52444A / 87R65268 / 92OW

Ownership Share : 1:1