



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
CIVIC ADDRESS: 310 Fourth Street
LEGAL DESCRIPTION: Lot 6-8, Block 103, Plan C3929
ISC PARCEL NUMBER: 107372471, 107372482, 107370862
ZONING DISTRICT: C3 – Commercial / Mixed Use

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

There is currently an existing lease on property until December 31, 2022. The successful bidder will be granted possession of the property after payment in full has been received, no sooner than January 1, 2023.

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 C3. 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: 103 Plan: C3929 Lot/Parcel: 6-8

Civic Address: 310 Fourth 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: _____ (postal code)

Telephone No.: _____ Fax No.: _____

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: _____



Sama

SASKATCHEWAN ASSESSMENT
MANAGEMENT AGENCY

Property Report

Municipality Name: ESTEVAN

Assessment ID Number: ESTEV-515205100

PID: 1775352

PID: 1775352

Print Date: 11-Mar-2022

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Civic Address: 310 4 St
Legal Location: Lot 6-8 Block 103 Plan C3929 Sup
Supplementary:

Title Acres:
School Division: 209
Neighbourhood: ESTEV-315
Puse Code: 4600
Call Back Year:
Reviewed: 19-Jul-2017
Change Reason: Reinspection
Year / Frozen ID: 2021/9
Predom Code: MS471 Light Com Util Bdg
Method In Use: C.A.M.A. - Cost



URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability	Tax	Tax Status
06 / 1	Commercial Land	Rectangular Width(ft) 163.80 Side 1 (ft) 120.00 Side 2 (ft) Area/Units 19,656.00	Prime Rate: Urban - Square Foot \$9.95 Lump Sum: 0.00	Sid Parcel Size: Land Size Multiplier: Adjustment reason:	1	CO	Taxable

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4224938 0	2 - Low	(0.9) - Above Average	99	99	1.43	1	CO	Taxable
Area Code(s):		Base Area (sq ft)	Year Built	Unfin%	Dimensions			
Porch or Closed Veranda		84	1956		6.0 X 14.0			

RESIDENTIAL IMPROVEMENTS DETAILS

Section: Porch or Closed Veranda	Building ID: 4224938.0	Section Area: 84
Quality : 2 - Low		Porch/Closed Ver Rate : Porch/Closed Ver

COMMERCIAL IMPROVEMENT SUMMARY

Sub Model & Occupancy Type	Const Class	Quality	Bldg ID	Bldg Seq	Est. Yr Built	Cond	SEC Area/Mol	TRA Area	Func OBS	Econ OBS	Phys DEP	UNF	MAF	Tax Class	Liability Sub	ST
344 - Office Building Occupancy - Base Rate	D (Wood Frame)	C	106572	0	1956	0.9 - Above Average	720	720	00 %	99 %	99	0	143	CO	1	Taxable
Dimensions:																
471 - Light Commercial Utility Building Occupancy - Base Rate	S (Steel Frame)	C	106573	0	1956	0.9 - Above Average	384	384	00 %	99 %	99	0	143	CO	1	Taxable
Dimensions:																
555 - Architr / Quonset Occupancy - Base Rate	D (Wood Frame)	C	106574	0	1956	0.9 - Above Average	1152	2028	00 %	99 %	99	0	143	CO	1	Taxable
Dimensions:																
471 - Light Commercial Utility Building Occupancy - Base Rate	D (Wood Frame)	C	106574	1	1956	0.9 - Above Average	684	2028	00 %	99 %	99	0	143	CO	1	Taxable
Dimensions:																
471 - Light Commercial Utility Building Occupancy - Base Rate	D (Wood Frame)	C	106574	2	1956	0.9 - Above Average	192	2028	00 %	99 %	99	0	143	CO	1	Taxable
Dimensions:																

COMMERCIAL IMPROVEMENT DETAILS

Sub Model: 344 - Office Building	Type: Occupancy - Base Rate	Building ID & Seq: 106572/0	Section Area/Vol: 720	Perimeter: 112
Act. Year Built: 1956				
Description :				
Construction Quality : C - Low Cost				
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% - Forced Hot Air				
Ventilation 2 : % -				
Sprinklers 1 : 100% - No Sprinklers				
Storey Height : 9				
Physical Condition : 0.9 - Above Average				

Sub Model: 471 - Light Commercial Utility Building	Type: Occupancy - Base Rate	Building ID & Seq: 106573/0	Section Area/Vol: 364	Perimeter: 80
Act. Year Built: 1956				
Description :				
Construction Quality : C - Low Cost				
Heating Type 2 : % -				
Air Conditioning Type 1 : 100% - No Air Conditioning				
Sprinklers 2 : % -				
Total # of Storeys: Section : 01 Storey				
CAF Adjustment : 100				
Occupancy Type : Occupancy - Base Rate				
Missing Floor Area :				
Ventilation 1 : 100% - No Ventilation				
Air Conditioning Type 2 : % -				
Dock Height Area : 0				
Total # of Storeys: Building : 01 Storey				
Physical Condition : 0.9 - Above Average				

Sub Model: 555 - Archrib / Quonset	Type: Occupancy - Base Rate	Building ID & Seq: 106574/0	Section Area/Vol: 1152	Perimeter: 190
Act. Year Built: 1956				
Description :				
Construction Quality : C - Low Cost				
Heating Type 2 : % -				
Air Conditioning Type 1 : 100% - No Air Conditioning				
Sprinklers 2 : % -				
Total # of Storeys: Building : 01 Storey				
Physical Condition : 0.9 - Above Average				
Occupancy Type : Occupancy - Base Rate				
Missing Floor Area :				
Ventilation 1 : 100% - No Ventilation				
Air Conditioning Type 2 : % -				
Storey Height : 12				
No. of Identical Units :				
CAF Adjustment : 100				
Construction Class : D (Wood Frame)				
Heating Type 1 : 100% - Unit Heater				
Ventilation 2 : % -				
Sprinklers 1 : 100% - No Sprinklers				
Total # of Storeys: Section : 01 Storey				
Physical Depreciation : Physical Depreciation				

Sub Model: 471 - Light Commercial Utility Building	Type: Occupancy - Base Rate	Building ID & Seq: 106574/1	Section Area/Vol: 684	Perimeter: 190
Act. Year Built: 1956				
Description :				
Construction Quality : C - Low Cost				
Heating Type 2 : % -				
Air Conditioning Type 1 : 100% - No Air Conditioning				
Sprinklers 2 : % -				
Total # of Storeys: Section : 01 Storey				
CAF Adjustment : 100				
Occupancy Type : Occupancy - Base Rate				
Missing Floor Area :				
Ventilation 1 : 100% - No Ventilation				
Air Conditioning Type 2 : % -				
Dock Height Area : 0				
Total # of Storeys: Building : 01 Storey				
Physical Condition : 0.9 - Above Average				
Construction Class : D (Wood Frame)				
Heating Type 1 : 100% - Unit Heater				
Ventilation 2 : % -				
Sprinklers 1 : 100% - No Sprinklers				
Storey Height : 8.5				
Physical Condition : 0.9 - Above Average				

Sub Model: 471 - Light Commercial Utility Building Type: Occupancy - Base Rate Building ID & Seq: 106574/2 Section Area/Vol: 192 Perimeter: 190
 Act. Year Built: 1956

Description :
 Construction Quality : C - Low Cost Occupancy Type : Occupancy - Base Rate
 Heating Type 2 : % - Missing Floor Area :
 Ventilation 1 : 100% - No Ventilation
 Air Conditioning Type 1 : 100% - No Air Conditioning Air Conditioning Type 2 : % -
 Dock Height Area : 0
 Sprinklers 2 : % - Total # of Storeys: Building : 01 Storey
 Physical Condition : 0.9 - Above Average
 Total # of Storeys: Section : 01 Storey
 CAF Adjustment : 100

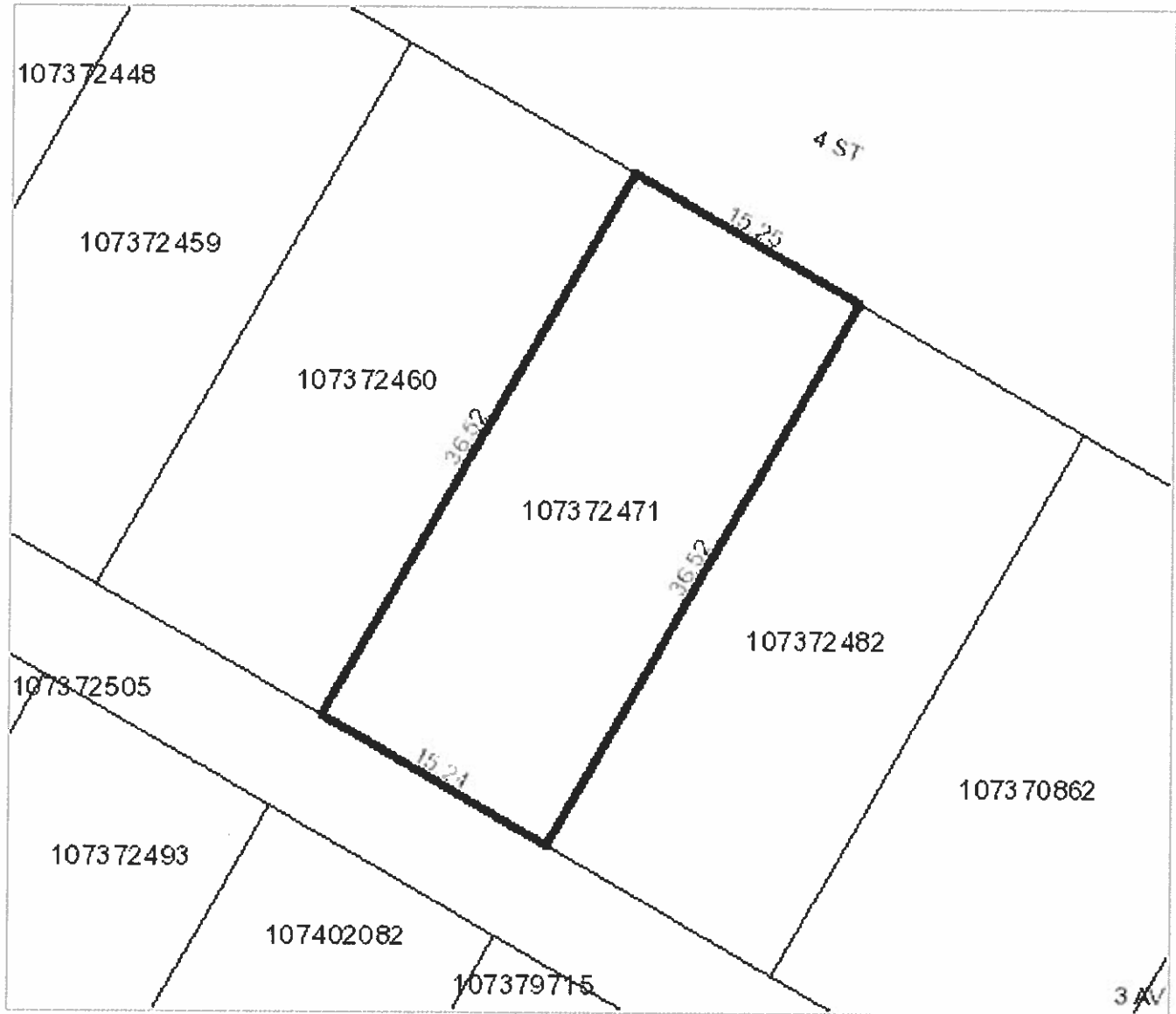
Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt Reason	Adjust Reason	Tax Status
Improvement	\$2,800		1	Comm & Industrial Other	85%	\$2,380				Taxable
Non-Agricultural	\$195,600		1	Comm & Industrial Other	85%	\$166,260				Taxable
Total of Assessed Values:	\$198,400					\$168,640				
						Total of Taxable/Exempt Values:				\$168,640



Surface Parcel Number: 107372471

REQUEST DATE: Fri Mar 11 15:01:46 GMT-06:00 2022



Owner Name(s) : CITY OF ESTEVAN

Municipality : CITY OF ESTEVAN

Title Number(s) : 154863074

Parcel Class : Parcel (Generic)

Land Description : Lot 6-Blk/Par 103-Plan C3929 Ext 0

Source Quarter Section : SE-23-02-08-2

Commodity/Unit : Not Applicable

Area : 0.056 hectares (0.14 acres)

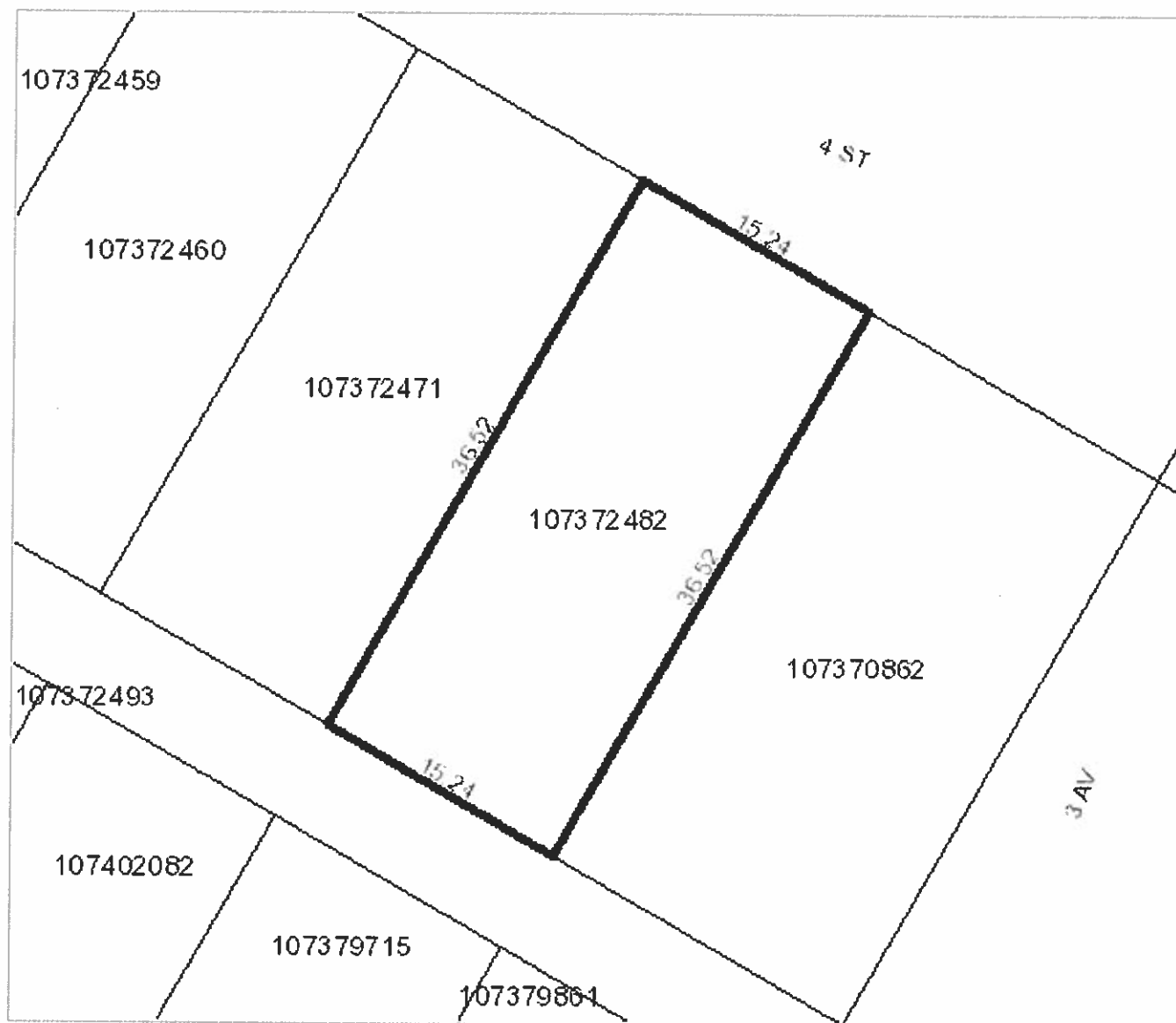
Converted Title Number : 197PX

Ownership Share : 1:1



Surface Parcel Number: 107372482

REQUEST DATE: Fri Mar 11 15:02:20 GMT-06:00 2022



Owner Name(s) : CITY OF ESTEVAN

Municipality : CITY OF ESTEVAN

Title Number(s) : 154863096

Parcel Class : Parcel (Generic)

Land Description : Lot 7-Bik/Par 103-Plan C3929 Ext 0

Source Quarter Section : SE-23-02-08-2

Commodity/Unit : Not Applicable

Area : 0.056 hectares (0.14 acres)

Converted Title Number : 63R05833

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: 107370862

REQUEST DATE: Fri Mar 11 15:05:29 GMT-06:00 2022



Owner Name(s) : CITY OF ESTEVAN

Municipality : CITY OF ESTEVAN

Title Number(s) : 154863108

Parcel Class : Parcel (Generic)

Land Description : Lot 8-Blk/Par 103-Plan C3929 Ext 0

Source Quarter Section : SE-23-02-08-2

Commodity/Unit : Not Applicable

Area : 0.071 hectares (0.18 acres)

Converted Title Number : 61R18513

Ownership Share : 1:1

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