

Purchasing a Town Lot

- Town lots are priced at \$315.00 per front foot and are subject to GST.
- All offers to purchase must be in writing.
- All property is sold on an as is, where is basis.
- A certified cheque in the amount of 10% of the asking price must accompany the offer to purchase.
- If an offer to purchase is accepted by council, the 10% down payment is non-refundable and payment in full must be received in 90 days.
- Development must begin within 1 year of having made full payment on the property.
- Title will only transfer once development has begun.
- If development does not begin within one year, the purchase price less the 10% deposit will be refunded to you.
- Your development must also comply with the Town's Zoning Bylaws.
- Development subject to applicable permit application and review



Lots For Sale



Lot 1, Block A, Plan 84R41174	525 Craigleith Avenue S	Lot 5, Block 13, Plan AN4277	356 Blondeau Avenue S
Lot 2, Block A, Plan 84R41174	535 Craigleith Avenue S	Lot 4, Block 13, Plan AN4277	366 Blondeau Avenue S
Lot 3, Block A, Plan 84R41174	545 Craigleith Avenue S	Lot 3, Block 13, Plan AN4277	376 Blondeau Avenue S
Lot 8, Block 19, Plan AN4277	675 Segwun Avenue S	Lot 1-2, Block 13, Plan AN4277	386 Blondeau Avenue S
Lot 4, Block 19, Plan A02561	635 Segwun Avenue S	Lot 8, Block 2, Plan AN4277	525 Okaneese Avenue S
Lot 3A, Block 7, Plan 102395831	468 Segwun Avenue S	Lot 9, Block 2, Plan AN4277	535 Okaneese Avenue S
		Lot 10, Block 2, Plan AN4277	545 Okaneese Avenue S

All lots are priced at \$315.00 per front footage, plus GST.

All lots are sold as is, where is.

A 10% down payment must accompany any offer made.

Development must begin within 1 year of purchase and be in compliance with all town bylaws.

Minimum square footage of 1,001 square feet.



303 Craileith Ave

Lot 20 Block 49 Plan AN4277

2021 Available Town Property For Sale

	Land Available for Sale	Address	Level of Service	
1	Lot 4, Block 19 Alt# 505319700	635 Segwun Ave. S.	Serviced to Property Line	50 X 190
2	Lot3-4, Block 7 Alt# 505212150	466 Segwun Ave. S.	Serviced to Property Line	100 X 140
3	Lot 8, Block 19 Alt# 505319900	675 Segwun Ave. S.	Serviced to Property Line	50 X190
4	Lot 1, Block A Alt# 505210550	525 Craigleith Ave. S.	Serviced to Property Line	65 X 140
5	Lot 2, Block A Alt# 505210625	535 Craigleith Ave. S.	Serviced to Property Line	65.60 X 140
6	Lot 3 Block A Alt# 505210725	545 Craigleight Ave. S.	Serviced to Property Line	65.60 X 140
7	Lot 10 Block 2 Alt# 505210200	545 Okaneese Ave. S.	Serviced to Property Line	33 X 140
8	Lot 8, Block 2 Alt# 505210100	525 Okaneese Ave. S.	Serviced to Property Line	40 X 140
9	Lot 9, Block 2 Alt# 505210150	535 Okaneese Ave. S.	Serviced to Property Line	40 X 140
1	Lot 1-2, Block 13 Alt# 505221700	386 Blondeau Ave. S.	Not Serviced, No Mains	100 X 140
2	Lot 3, Block 13 Alt# 505221800	376 Blondeau Ave. S.	Not Serviced, No Mains	50 X 140
3	Lot 4, Block 13 Alt# 505221850	366 Blondeau Ave. S.	Not Serviced, No Mains	50 X 140
4	Lot 5, Block 13 Alt# 505221900	356 Blondeau Ave. S.	Not Serviced, No Mains	61 X 110

OFFER TO PURCHASE
(Bare Lands)

I/WE, _____, (herein called the "Purchaser") of _____, having inspected the real property hereinafter described, HEREBY OFFER TO PURCHASE from THE TOWN OF FORT QU'APPELLE (herein called the "Town"), the following described property:

Surface Parcel # _____
Reference Land Description: Lot ____ Block ____ Plan ____ Extension ____

comprising bare lands situate in the Town of Fort Qu'Appelle, Saskatchewan,

subject to the reservations and exceptions appearing in the existing certificate of title, and free and clear of all encumbrances except such encumbrances as are hereafter expressly accepted, for the sum of _____ DOLLARS (\$ _____), plus applicable Goods and Services Tax to be paid as follows:

- (a) \$ _____ (minimum 10%) by certified cheque/cash as the deposit, receipt of which by the Town is hereby acknowledged, to be held in trust, pending completion or other termination of this agreement and to be credited on account of purchase money, on closing.
- (b) \$ _____ balance of cash, by certified cheque/cash to be paid to the Town within 90 days of the date of this Offer.
- (c) \$ _____ Goods and Services Tax, by certified cheque/cash to be paid to the Town within 90 days of the date of this Offer.

The said Offer being subject to the following conditions:

1. Closing date: This contract will be completed upon payment by the Purchaser to the Town of the balance of cash and Goods and Services Tax, as prescribed above, upon which the Town shall arrange to transfer title to the Purchaser and shall provide the Purchaser with vacant possession.
2. Should the Purchaser fail to pay the balance of cash and Goods and Services Tax to the Town, as prescribed above, within 90 days of the date of this Offer, this agreement shall be void at the Town's option whereupon the said deposit shall be forfeited to the Town.
3. The Town will supply title subject only to existing utility easements, if any.

4. The Town and Purchaser agree to execute promptly, when prepared, any documents required to complete this transaction.
5. It is understood and agreed that there are no other representations, warranties, guarantees, promises or agreements other than those contained in this agreement, and I/We hereby agree to purchase the above described property as it stands at the price and terms and subject to the conditions set forth.
6. Time shall be of the essence to this agreement.
7. This Offer is irrevocable by the Purchaser and open to acceptance by the Town up to one minute before midnight the _____ day of _____, 20____.
8. The Purchaser shall ensure that a residential home is constructed upon the property, compliant in all respects with the Town zoning bylaws and applicable residential building standards (the receipt of which by the Purchaser is hereby acknowledged), such construction to be completed within one year of the Purchaser obtaining title.
9. Upon acceptance of this Offer within the time prescribed in Paragraph 7, this agreement shall constitute a binding contract of purchase and sale and be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns.
10. If this Offer is not accepted, the entire deposit and any other monies paid, without interest, shall forthwith be returned to the Purchaser.

DATED at _____ Saskatchewan, this day of _____, 20__.

IN WITNESS whereof I have hereunto set my hand:

SIGNED, SEALED AND DELIVERED)
in the presence of:)

Witness

Purchaser

Purchaser

ACCEPTANCE

The Town hereby accepts the above Offer together with all conditions contained therein and covenant to carry out the sale on the terms and conditions above mentioned.

DATED at Fort Qu'Appelle, Saskatchewan, this day of _____, 20__.

TOWN OF FORT QU'APPELLE

Per:

(seal)