



**CITY OF CHARLOTTETOWN**

**TENDER**

**PROPERTY SALE TO PRIVATE OWNER  
(former alleyway)**

**February 2024**

**File 2024-005**

Tenders shall be submitted by completing the Quote Form of this document and placing it in a sealed, opaque envelope, clearly marked on the outside as "**City of Charlottetown – Property Sale (alleyway); Purchasing Officer; 3rd Floor City Hall, 199 Queen Street, Charlottetown PE, C1A 4B7**", and must be received by the Purchasing Officer before **2:00:00 pm local time on Friday, February 09<sup>th</sup>, 2024**. It is the responsibility of the bidder to have the sealed bid delivered to the **3rd floor of City Hall** by hand or postal mail before the time indicated. Late submissions will not be accepted and will be returned to the Bidder unopened.

Any addenda will be posted on the City of Charlottetown website [www.charlottetown.ca/tenders](http://www.charlottetown.ca/tenders). Bidders are responsible for checking the website for submission/quote/tender notices, documents, and addenda. The City is not responsible for ensuring bidders have obtained addenda.

**There will be a public opening of proposals received immediately after closing.** The selection of vendor resulting from this Tender shall be done, upon approval by City Council, as soon as practical after proposal evaluations have been completed. Results of this Tender will be posted on the City's awards webpage at [www.charlottetown.ca/tenders](http://www.charlottetown.ca/tenders).

The City reserves the right to cancel any request for tender at any time without recourse. The City has the right to not award this tender for any reason.

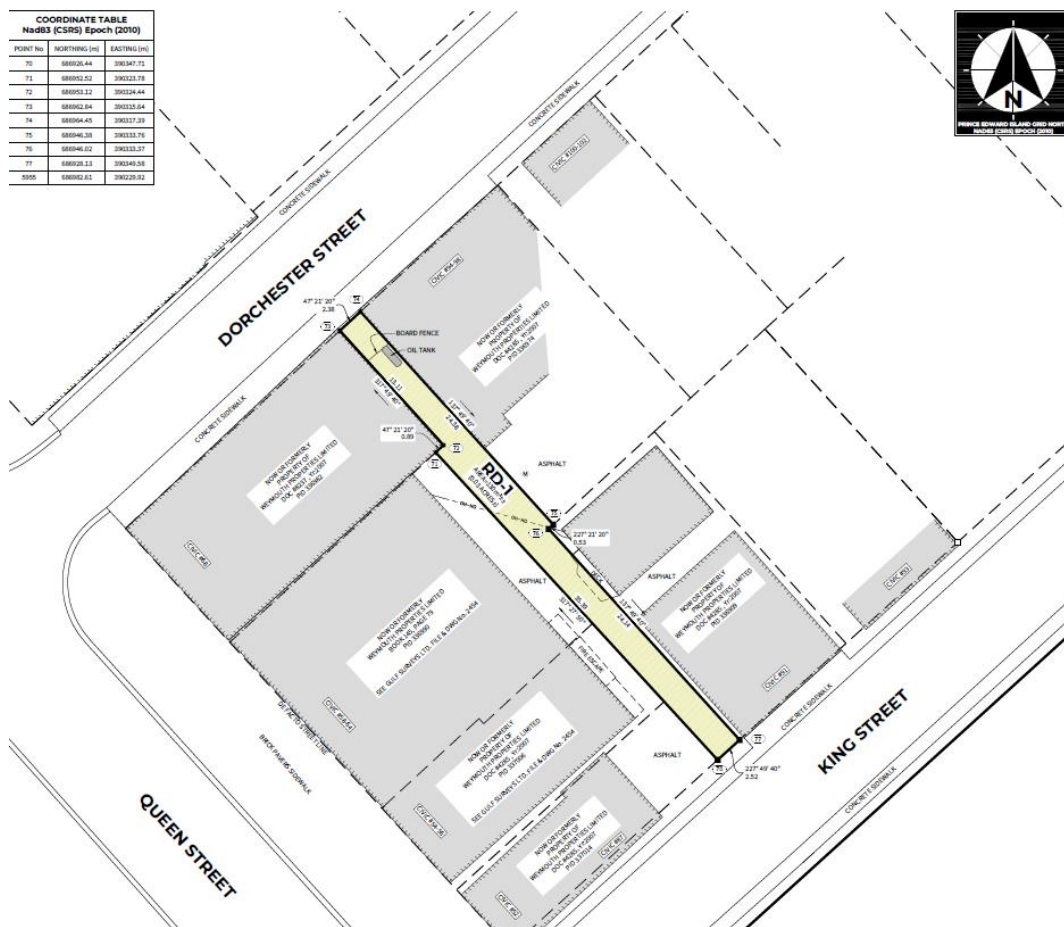
All questions in respect of this Tender must be submitted by written email to [tenders@charlottetown.ca](mailto:tenders@charlottetown.ca). Questions must be received no less than three (3) business days before the closing date of this Tender.

## **Background Information**

The City of Charlottetown has one (1) property parcel of land currently for sale as follows:

**Property: RD-1 Lands of the City of Charlottetown (As Public Right of Way) which has been closed and discontinued from public use.**

- Approximately 0.03 Acres (130 m<sup>2</sup> of land). Running between Dorchester Street and King Street, easterly of Queen Street.



The City obtained a professional independent appraisal of the property as of October 2022, being \$24,600 as vacant land.

The City also incurred costs of \$3,500 to survey the property and \$1,300 to advertise as required for its closure as a public right-of-way.

Additionally, there have been legal costs in the process to date.

Thus, a minimum bid of \$30,000 has been established as fair market value.

**QUOTE FORM TO PURCHASE PROPERTY FROM THE CITY OF CHARLOTTETOWN**

I/We the undersigned offer to purchase the following property:

<b>Property Number:</b>	<b>RD-1</b> (approximately 0.03 acres of land)
<b>Location:</b>	Located between Dorchester Street and King Street.
<b>Total Amount Tendered:</b> Offer must be \$30,000.00 +tax or greater to be considered	\$ _____ (all taxes to be extra, paid by purchaser) Written: _____.

I/We understand that the purchaser is responsible for payment of any required Provincial, Federal or Harmonized sales taxes (if applicable).

I/We understand that the purchaser is responsible for registering the parcel under their ownership.

I/We understand that the City of Charlottetown retains the right not to accept the highest or any tender.

I/We understand all acreages are approximate.

I/We understand the subject property will be sold on an “AS IS” basis.

I/We understand that the City of Charlottetown does not certify title to subject land.

I/We understand that the onus is on the purchaser(s) to verify property boundaries.

I/We understand that property title is to be verified by the purchaser’s legal advisor.

I/We understand that the sale of the parcel is subject to the approval of the “City of Charlottetown”.

I/We understand the following restriction(s) and or covenant(s) is/are associated with the above noted property:

I/We understand the subject property must be used in area redevelopment, and that such redevelopment must obtain permit approval within one (1) year of property transfer and be commenced within six (6) months subsequent.

I/We understand that if the area re-development utilizing the subject parcel does not obtain permitting or commence within the above timelines, the parcel must be returned to City ownership and purchase funds will be returned to the purchaser without interest.

I/We understand that a redevelopment project inclusive of this parcel must additionally include some public amenity acceptable to the City, approved as part of the permit; such as artwork, public space or other agreeable feature.

**THE PARTIES HEREIN** acknowledge that it is understood and agreed that this offer is subject to the *Freedom of Information and Protection of Privacy Act, R.S.P.E.I., Cap. 15.01*, and any information provided in this offer may be subject to release under the *Freedom of Information and Protection Privacy Act*. The Parties may be consulted prior to the release of any information in accordance with the provisions of the *Freedom of Information and Projection of Privacy Act*.

**Please Print:**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE#: \_\_\_\_\_ POSTAL CODE \_\_\_\_\_

DATE: \_\_\_\_\_

dd / mm / yyyy

Signature

**PLAN OF SURVEY**