



NOTICE OF SALE BY TENDER

2 Lots – Summer Village of West Cove

August 17th, 2018

The Summer Village of West Cove (“the Summer Village”) is offering for sale, by sealed tender, the following two (2) Lots:

1. 1114-11 Street – Lot 14, Block 7, Plan 6983KS (tax roll 1117)
 - Lot size is 6814 square feet (slightly irregular) and the cottage is 22’x30’ Built in 1962
 - Improved Residential
 - 2017 Assessed Value: \$91,410
 - 2018 Taxes - \$1,075.00 (approximate)

2. 1710 Cove Crescent – Lot 10, Block 17, Plan 721MC (tax roll 1300)
 - Lot size is 6,400 square feet (includes corner cut off)
 - Vacant Residential
 - 2017 Assessed Value: \$35,150
 - 2018 Taxes - \$920.00 (approximate)

Note: All lot sizes as set out above are approximate.

Mandatory Terms of Sale.

1. Applicable to all Lots:
 - a. The Completion Date (the date on which the Buyer must have paid the full purchase price, subject to normal adjustments such as property taxes, and on which the Town will have transferred title to the Buyer) is to be 30 days after acceptance of the offer by the Summer Village.
 - b. Each Lot is sold “as is, where is” and the Summer Village makes no representations or warranties concerning the property and its condition whatsoever.
 - c. Goods and Services Tax (GST), if any, shall be the responsibility of the Buyer, and is additional to the purchase price.

Making the Tender Submission.

1. Your tender submission must:

- a. Specify the purchase price that you propose;
- b. Include a deposit of 10% of the purchase price, to be in the form of certified cheque, bank draft or money order, with the balance due within 7 business days of acceptance of offer. (The deposit is refundable in the event that the tender submission is not accepted by the Summer Village. It is not-refundable if the tender submission is accepted by the Summer Village, unless the Summer Village fails to complete the sale on the terms of the tender offer);
- c. Include some background as to what you intend to do with the property (ex: leave as is, build a residence, demolish existing cabin, demolish existing cabin and build new residence)
- d. Include the full name, address, telephone number, fax number (if applicable) and email address of the Buyer; and
- e. Include any other proposed conditions or terms for the sale.

Preference will be given to offers with proposed terms that include:

- a. development of the vacant lot
- b. demolish of existing cabin and development of the improved Lot

If you have any questions on this tender process please contact Chief Administrative Officer Wendy Wildman at 780-967-0271. If you have any questions with respect to the zoning, permitted uses or restrictions for future development of these Lots, please contact Development Officer Tony Sonnleitner at 780-718-5479.

Sealed Tenders will be accepted until Friday, September 7th, 2018 at 4:00 p.m. MST. Sealed Tenders can be dropped off at the Summer Village office located at 4808-51 Street within the Town of Onoway or mailed to the Summer Village of West Cove, 721 Valking Road, West Cove, AB T0E 0A2.

The Summer Village reserves the right to accept or reject tenders as they see fit and may choose not to accept any tender.