

Land for Sale by Sealed Tender

404 m²

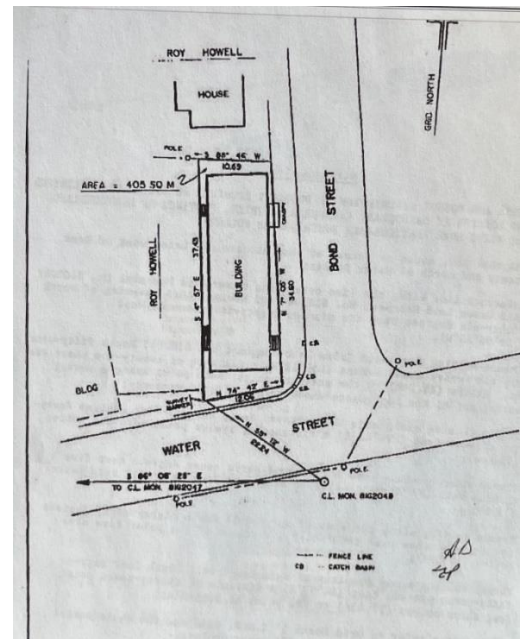
162 Water Street

Property Information:

The property being sold by public tender is a parcel of vacant land located at 162 Water Street, Carbonear. This property is located in the downtown heritage waterfront area of Carbonear. The parcel of land is 404 m².

The property is within the town boundaries and subject to applicable taxes. The property is currently zoned Heritage Area. The policies and uses for this zone have been attached to this document as well as the applicable section of the zoning map. A building is required to be developed on this lot within 24 months of the date of signing of the Purchase and Sale Agreement. If not developed within 24 months, the property is to be transferred back to the Town for 80% of the original purchase price. The Town will not be considering offers lower than \$20,000 for this tender. A Purchase and Sale Agreement is required to be signed within seven (7) days of the bid acceptance and the purchase transaction is required to be completed within 60 days of signing the Purchase and Sale Agreement. All development is subject to approval and issuance of a Development Permit by the Town of Carbonear and other required provincial and federal government departments and agencies, if applicable.

This property is being sold as-is and the town reserves the right to refuse any and all offers and the highest bid is not necessarily accepted.



Property Details:

Total Land Area: 404 m²

Location: 162 Water Street, Carbonear, NL

Zoning: Heritage Area

Other: Municipal Water and Sewer is located in the street in front of the property



Land for Sale by Sealed Tender – Instructions (162 Water Street)

Sealed tenders must be addressed to the Town of Carbonear, P.O. Box 999, 256 Water Street, Carbonear, NL, A1Y 1C5 and clearly marked on the envelope **“Tender for Purchase of Land 162 Water Street”**. Tenders will be accepted until 2 p.m. on Thursday, June 29, 2023. Bid opening will take place at tender closing (Thursday, June 29, 2023 at 2 p.m.). Please refer questions to Cynthia Davis, CAO at 709-596-3831, email c.davis@nf.aibn.com.

The property is being sold “as-is”. There are no representations of warranties, express or implied, as to the fitness of the land for any particular purpose. The Town withholds the right to refuse any and all offers. Prospective bidders are encouraged to inspect the property prior to placing a bid. Interested bidders who would like to view the property can contact Mr. Ian Farrell at 709-596-3831 or email at ianfarrell@nf.aibn.com to arrange viewing.

The successful bidder must enter into a Purchase and Sale Agreement within 7 days of notification of award of tender. The purchase transaction is required to be completed with 60 days of signing of the Purchase and Sale Agreement. The price bid is subject to HST. Development of a building of a suitable use for the zone must be completed within 24 months of the date of the Purchase and Sale Agreement. All required permits and approvals are required prior to commencement of the development.

Offer to Purchase Land Tender

This offer to purchase the parcel of land located 162 Water Street is subject to the procedures, terms and conditions outlined in the “Land for Sale by Sealed Tender – Instructions” and Property Information. The undersigned bidder hereby offers and agrees, if this bid is accepted, to establish suitable residential use for the property and complete a suitable dwelling within 24 months of the date of signing of the Purchase and Sale Agreement.

Bid Amount:

Name:

Address:

Tel:

Fax:

Email:

Signature:

Date:
