



Corporation of the Town of Moosonee

P.O. Box 727, 5 First Street, Moosonee, Ontario P0L 1Y0

TEL. (705) 336-2993 FAX (705) 336-2426

Web Site: www.moosonee.ca

PROPERTY FOR SALE

The Corporation of the Town of Moosonee (the "Town") declares the following parcel of serviced vacant land as surplus:

Part 4 on Plan 6R-4937 (the "Property")

Located at 10 Meechim Street, Moosonee, Ontario (Barracks)

Please see attached drawing

Area: 0.489 hectares

Zoning: Industrial land

Hydro available

Year-round road access

The Town declares the Property is for sale as is, where is, with a minimum bid of \$195,000. Bids that do not satisfy the minimum bid price may be rejected. In addition to a bid price, bidders must submit a proposal for developing the Property. The successful bidder will be required to enter into an agreement of purchase and sale to the satisfaction of the Town. The successful bidder will be solely responsible for all taxes, costs, and fees associated with purchase and transfer of ownership of the Property, including without limitation legal fees, real estate fees, transfer fees, taxes, and any applicable re-zoning fees. The successful bidder will rely on its own investigations and other due diligence.

"Bid to Purchase" forms can be picked up at the Town Office and require a 10% deposit upon submission. Please submit your "Bid to Purchase" by no later than 12:00:00pm (noon) on May 31, 2019 to:

Shelley Petten, Clerk-Treasurer

"Bid to Purchase – 10 Meechim Street"

Corporation of the Town of Moosonee

P.O. Box 727, 5 First Street

Moosonee, Ontario P0L 1Y0

LATE SUBMISSIONS WILL NOT BE ACCEPTED

Bids will be opened at 1:00 pm on May 31, 2019

POSTED: May 1, 2019

BID TO PURCHASE - Deadline for bids: 12:00:00 pm on May 31, 2019

Property described as:

Part 4 on Plan 6R-4937 (the "Property")

Located at 10 Meechim Street in Moosonee, Ontario (Barracks)

INFORMATION TO BIDDERS: The Town will assess bids on the basis of the bid price and the plan of development, among other factors as applicable in the Town's sole and absolute discretion, weighing the Town's interests. The Town reserves, in its sole, absolute, and unfettered discretion, the right to reject or accept any bid, and to waive formalities as the interests of the Town may require, without stating reasons. The highest or any bid will not necessarily be accepted, and the bid price is not the determinative factor in the Town's exercise of discretion. The Town is under no obligation or requirement to accept any bids whatsoever, or to sell the Property, should the Town determine that none of the submitted bids satisfy its interests.

Please print clearly to complete the following:

Full Name of Bidder: _____

Bidder's Address: _____

Bidder's Telephone: _____

Solicitor Name (If Available): _____

Solicitor Telephone (If Available): _____

1. The Bidder offers the following price to purchase the Property from the Corporation of the Town of Moosonee (the "Town"), acknowledging the Town has set a minimum bid price of \$195,000.00:

\$ _____ plus all applicable taxes, costs, and fees associated with transfer of ownership of the property including without limitation legal fees, real estate fees, transfer fees, taxes, and applicable re-zoning fees.

Proposed closing date for the sale of the Property: _____

2. The Bidder proposes to develop the Property in accordance with the plan described below.

3. The Bidder acknowledges and agrees that, should it be successful in its bid, it will be required to enter into an agreement of purchase of sale for the Property to the satisfaction of the Town.

4. The Bidder acknowledges and agrees it will be solely responsible for paying all taxes, costs, and fees associated with purchase and transfer of ownership of the

Property, including without limitation legal fees, survey costs, real estate fees, transfer fees, taxes, and any applicable re-zoning fees.

5. The Bidder acknowledges and agrees that the Town of Moosonee is responsible for governance in the Town which is guided by provincial legislation. Town Council has unfettered discretion to decide the following: a) who the Property should be sold to; and b) whether it is in the Town's best interest to sell the Property.

6. The Bidder acknowledges and agrees it is its responsibility to perform its own due diligence regarding the acquisition of the Property. The Bidder acknowledges and agrees that the Property will be sold on an "as is" basis and the Town makes no representations or warranties in any way respecting the Property, its condition, or any other factor relevant to the Property. The Town is not responsible for facilitating or providing any approvals regarding future use of the Property, and makes no representations or warranties in that regard.

A cheque or money order payable to The Corporation of the Town of Moosonee is enclosed for 10% of the bid price. The Town will endeavor to advise the successful bidder by June 4, 2019. The successful bidder agrees to respond to the Town of Moosonee confirming their intention to proceed with the transaction within seven (7) calendar days, or else forfeits their deposit, their bid is rendered void, and the Town of Moosonee may proceed with the next successful bidder. The Town reserves the right to extend any timelines contained herein, in its sole and absolute discretion. **Should a Bidder not be successful, the deposit will be returned by mail.**

Plan of Development of the Property

Bidders must demonstrate a plan of development for the Property, and may wish to include information highlighting they have the sufficient will, skills, capacity, and resources to develop the Property in accordance with this plan.

SIGNATURE OF BIDDER: _____

***I have authority to bind the Bidder**

Dated this _____ day of _____, 2019.