

LAND FOR SALE BY TENDER

CITY OF NORTH BATTLEFORD

Land Descriptions:

**Lot 1 Block 10 Plan B1929CNV Extension 0, Surface Parcel #131462052; and
Lot 28 Block 10 Plan 101692526 Extension 28, Surface Parcel #146735826.**

- Civic address: 1102 101st Street, North Battleford, Saskatchewan.
- Property is subject to existing leases, which will be assigned to the successful purchaser on closing. Copies of leases and/or lease summaries are available upon request.
- Gross building area 23,588 square feet, including the basement, main floor, and second floor.

Conditions:

1. Highest or any Offer not necessarily accepted. The Vendor reserves the right to reject any non-compliant tender and to waive irregularities in any tender. The Vendor reserves the right to negotiate with any bidder following the tender closing date.
2. All tenders shall remain confidential and shall not be opened publicly.
3. All bids must be in writing and accompanied by certified payment in the amount of \$25,000.00 payable to Battle River Law in Trust. Payment will be returned without interest if offer is not accepted.
4. Closing Bid Date: July 15, 2026.
5. Possession Date: August 15, 2026 or sooner if agreed, subject to existing tenancies.
6. Purchaser to pay balance of purchase price for the successful offer, plus GST (if applicable), to Battle River Law in Trust on or before the Possession Date or the deposit will be forfeited.
7. All usual adjustments, including rents and property taxes, adjusted as at the Possession Date.
8. All bids must be submitted on the prescribed Offer to Purchase form provided by the Vendor. Each bid shall constitute a binding and irrevocable offer to purchase the Property and, upon acceptance by the Vendor, shall form a legally binding agreement of purchase and sale without the requirement for any further documentation. All bids shall remain irrevocable until 5:00 p.m. on July 15, 2026, unless earlier accepted or rejected by the Vendor.
9. Property sold "as is, where is" with no representations or warranties by the Vendor.

For more information contact: Aaron Friedman, 306-445-6177, aaron@battleriverlaw.ca

Offers must be received no later than 12:00pm on July 22, 2026. All Tenders must be placed in a sealed envelope marked "Do Not Open: 576181 Sask. Ltd. Land" to: Battle River Law, #201, 1291 – 102nd Street (Box 905), North Battleford, SK, S9A 2Z3, Attention: Aaron Friedman