Town of Norquay

TOWN OF NORQUAY COMMERCIAL PROPERTY SALE BY TENDER

The Town of Norquay invites sealed tenders for the purchase of the following property:

Commercial Property located at:
Civic Address: **245 Main Street, Norquay, Saskatchewan**
Legal Description: **Lots 13-16, Block 8B, Plan BN5193**
The property includes an improvement (building) and is being offered for sale by tender.

1. SUBMISSION REQUIREMENTS
To be considered a valid submission, all bids must strictly comply with the following criteria:
Tenders must be delivered in a sealed envelope clearly marked:
"**TOWN OF NORQUAY - TENDER FOR 245 MAIN STREET"**

Mandatory Deposit

- Every tender must be accompanied by a certified cheque or bank draft payable to the Town of Norquay representing 10% of the total bid amount.
- Bids submitted without the required deposit will be disqualified.
- Deposits from unsuccessful bidders will be returned following Council's award of the tender.
- The deposit of the successful bidder shall be applied toward the purchase price.

2. DELIVERY ADDRESS

Town of Norquay
Box 327
25 Main Street
Norquay, SK S0A 2V0

Tenders must be received no later than 4:00 p.m. on November 6, 2026.
Late submissions will not be accepted.

3. PROPERTY VIEWING

Prospective purchasers are responsible for making their own arrangements to inspect the property prior to submitting a tender.

The Town of Norquay makes no representations regarding the condition of the lands, improvements, or suitability of the property for any particular purpose.

P.O. BOX 327
NORQUAY, SK S0A 2V0
Phone: 306-594-2101 Fax: 306-594-2347
norquay@sasktel.net

4. TERMS AND CONDITIONS OF SALE

As-Is Status

The property was formerly operated as a service station, which included the storage and sale of gasoline and diesel products. Prospective purchasers are responsible for conducting their own inspections, investigations, and due diligence regarding the condition of the property and its suitability for any intended use.

By submitting a tender, the bidder acknowledges and agrees that the property is being purchased on an "as is, where is" basis and that the bidder has relied solely upon their own inspections, investigations, and due diligence regarding the property.

For greater clarity, the Town makes no representations or warranties and assumes no responsibility for the condition of the property or its fitness for any intended use.

Closing Details

The successful bidder shall pay the remaining balance of the purchase price within thirty (30) days of being notified of Council's acceptance of the tender.

Failure to complete the purchase within the required timeframe may result in forfeiture of the deposit to the Town of Norquay.

The purchaser shall be responsible for all legal fees, land title transfer fees, registration costs, taxes, GST (if applicable), and any other costs associated with the transfer of title.

Possession

Possession shall be provided upon payment of the full purchase price and completion of all transfer documents.

Right of Refusal

The highest or any tender will not necessarily be accepted.

The Town of Norquay reserves the right to reject any or all tenders, waive irregularities or informalities in any tender received, and accept the tender deemed to be in the best interests of the Town.

The sale is subject to approval by resolution of Town Council.