

TOWN OF GANDER



REQUEST FOR PROPOSALS FOR SALE AND DEVELOPMENT OF 141 TRANS CANADA HIGHWAY

The Town of Gander is seeking proposals for development of the above-mentioned land parcel.

CONDITIONS:

Any persons wishing to express interest must fully complete this Request for Proposals form as well as a Commercial Land Application (attached) and submit a \$1000.00 deposit. (Refundable to non-successful applicants)

All Town of Gander Commercial Land Sales will proceed as follows; An Offer of Purchase and Sale and a covering letter will be prepared by the Town Clerk's office. The cover letter will outline the full purchase price, including HST, the 20% deposit required, less the initial \$1000.00 deposit, and a deadline date of ten (10) business days for the return of the signed Offer to Purchase to the Town Clerk's office. If the Offer of Purchase and Sale is not returned to the Town Clerk by the deadline date, the land offer will be withdrawn, and the \$1000.00 deposit will be forfeited.

This sale is subject to HST of 15%, unless the successful applicant can provide proof that they are an HST registrant.

Acceptance of any proposal will be at the sole discretion of the Town Council of the Town of Gander with Council reserving its right to not accept any proposal. As outlined in the Municipalities Act, Council may apply for Ministerial permission to accept other than the highest qualifying bid on social and economic development grounds.

The Town of Gander reserves the right to require supplemental submissions for proposals under consideration. Any such request will be made in writing to proponents with detailed expectations and submission timeline.

Lot 141 TCH is currently unserviced and will be the responsibility of the purchaser to obtain necessary permissions/permits and to cover any associated costs for servicing this property. It is being sold on an “as is, where is” basis.

Proposals must indicate a site access plan as 141 TCH does not currently have dedicated access from the TCH. The final execution of an Offer of Purchase and Sale will be conditional upon verification of site access including all required permissions and/or permits.

Building construction and/or site development will be subject to a completion deadline indicated in the Land Sales Agreement and will commence upon signing and return of the “Offer to Purchase and Sale”.

Municipal Zoning for this property is Commercial Highway. Council may consider rezoning the property upon request. Please contact Mr. John Boland, Planning & Control Technician for zoning related inquiries. Phone: 651-5918, Email: jboland@gandercanada.com

All other inquiries can be directed to Mr. Dave Quinton at 709-651-5910, E-mail dquinton@gandercanada.com

The successful applicant must comply with all Town of Gander Development Regulations.

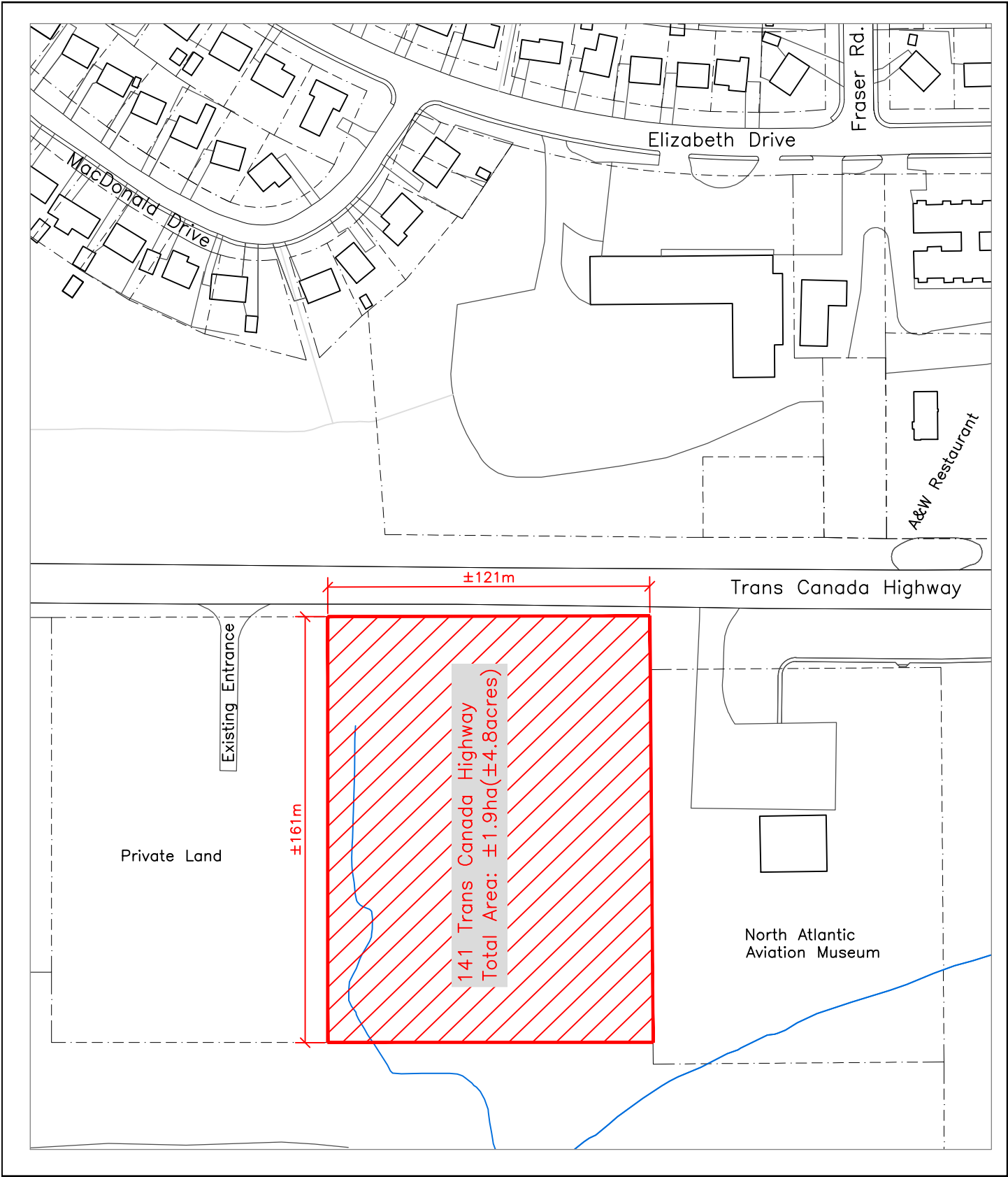
The minimum amount that the Town will accept for this property is \$416,000 plus HST. If there are no bids for this amount or higher, the property may not be sold. The size of this parcel of land is 1.96ha. Please refer drawing # 21-1047 (attached) to see a map of this parcel of land.

The Town of Gander reserves the right to negotiate conditions of sale other than what is outlined within this Call for Proposals.

Proposals must be mailed, couriered or hand delivered and received by the Procurement Officer, Town Hall, 100 Elizabeth Drive, Gander, NL, A1V 1G7 by the deadline indicated above. Proposals are to be in a sealed envelope clearly identifying on the outside the Request for Proposals name as well as the name of the applicant, to be addressed to the following:

Procurement Officer
Town of Gander
100 Elizabeth Drive
Gander, NL
A1V 1G7
Telephone: 709-651-5905

Deadline for receipt of Proposals is July 26,2021 2:00 P.M. Local Time



Drawing Title:

Available Land—
141 Trans Canada Highway

Drawn By:
B. Howell

Scale:
N.T.S.

Date:
June 23, 2021

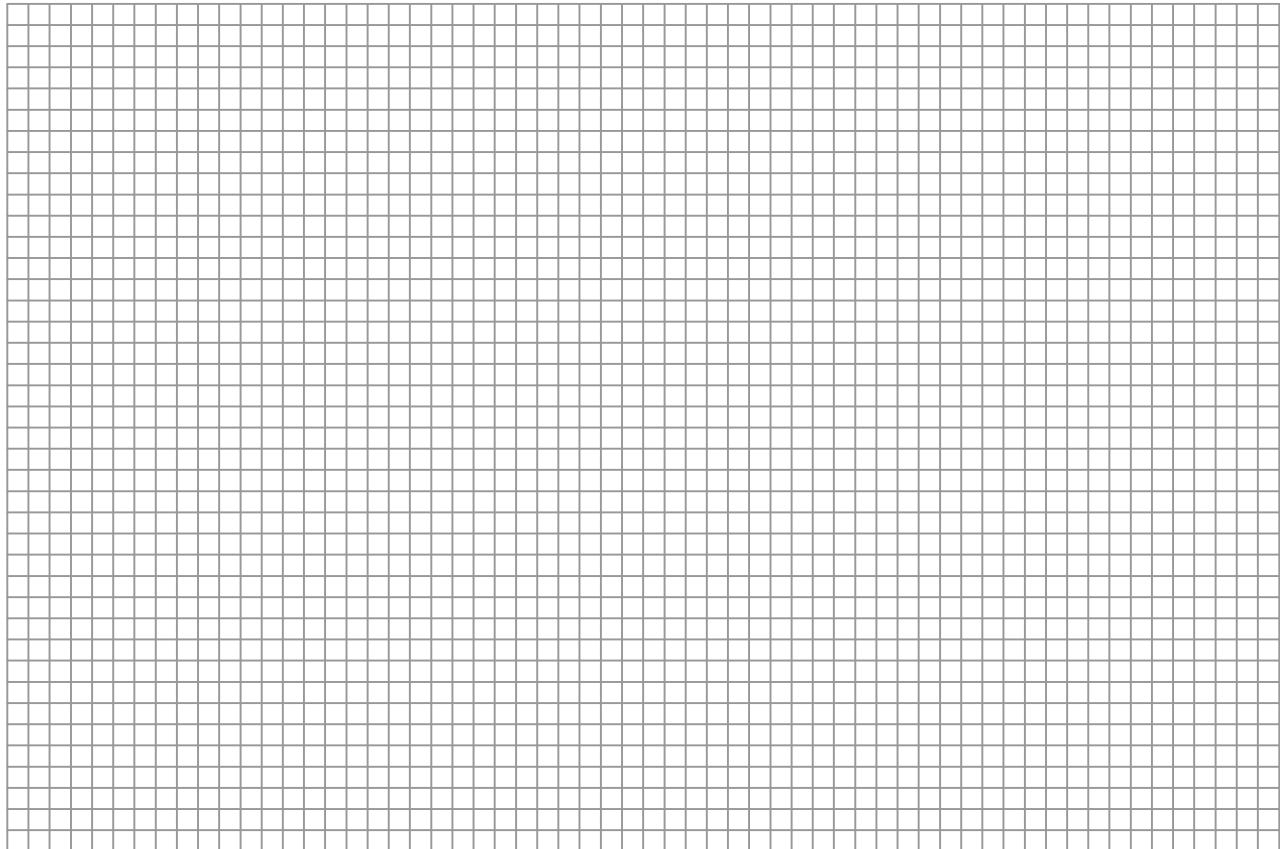
Drawing Number:
21-1047

SECTION IV - BUILDINGS

Briefly describe the types of buildings proposed for the site, including dimensions and total area, types of building materials and exterior treatment of each building:

SECTION V - PROPOSED SITE PLAN

Please attach a site plan or use this space to sketch your site, including the position of all buildings, parking and landscaped areas.



Scale: 1 unit = 5 x 5 ft / 1.5 x 1.5 m

SECTION VI - DECLARATION

With this application, it is understood that the prospective purchaser agrees to comply with all Development Regulations of the Town of Gander, national building and fire codes and all municipal by-laws.

APPLICANT'S NAME

TITLE

SIGNATURE

DATE