

Town Property for Sale

Opportunity for Sale and Development of Land in
the Town of Annapolis Royal



Annapolis Royal

— *Nova Scotia* —

Opportunity

The Town of Annapolis Royal is accepting proposals in relation to the purchase of commercial and residential lots (1 each). The Town is currently undertaking a subdividing and rezoning of the lands in the anticipation to sell. An overview of the properties is contained in Appendix A.

NB proposals may be for one (1) property only.

Proposal Requirements

All proposals must, at the minimum, include the following elements for the residential property, Lot 1:

- Details of the proposed timeline to build on the property
- An easement with the Town is required for the sewer and drain lines that run through the property
- Residential Single Unit (RSU) zone
- The minimum bid required is \$49,900

All proposals must, at a minimum, include the following elements for the commercial property, Lot 2:

- Details of the proposed timeline to build on the property
- Commercial Highway (CHW) Zone
- Heritage approvals will be required as the plot is adjacent to a registered heritage property
- A geotechnical investigation is contained in Appendix B
- The minimum bid required is \$99,900

Although price will be important in the selection of a successful candidate, overall value to the community will be a top priority.

Terms and Conditions

Parties responding should submit a detailed proposal that outlines the lot that you are interested in and an action plan, including timeline, and a purchase price.

For the commercial property, Lot 2, economic development benefits to the community should be clearly articulated. For the residential property (Lot 1), preference will be given to proposals which commit to a faster build timeline. The proposal should be supported with examples of any similar projects that the respondent has successfully completed, and an outline of the submitter's experience and expertise to successfully undertake this project.

The Town of Annapolis Royal will review and give consideration of proposals in relation to each other and reserves the right to negotiate specific terms and conditions of an agreement based on the submissions. The final decision will be made based on what Council deems is in the best interest of the Town.

The Town reserves the right, at its sole discretion, to request clarification or further information from any party who submits an offer; to negotiate with any party with whom the Town believes it can finalize an agreement.

The Town may reject any or all submissions with or without discussion; may terminate and resume negotiations with any party, may collapse this selection process entirely or undertake an entirely different selection process.

Although the Town believes that the information contained in the submission is accurate, it makes no representation or warranty to that effect and respondents should verify any and all information on which they may rely in preparing and submitting their responses.

All documents submitted to the Town in connection with this selection process become the property of the Town and will not be returned. If any person regards all or any portion of a proposal or other submission as confidential, this should be clearly specified.

Responses should be submitted by mail, fax or email to:

Sandi Millett-Campbell, CAO
Attention: Proposal for Land for Sale
Town of Annapolis Royal
P.O. Box 310, 285 St. George Street
Nova Scotia, B0S 1A0
Fax: (902) 532-7443
cao@annapolisroyal.com

Appendix A

