

Request for Proposal **Deadline September 26, 2017 @ 3:00 pm**

Request for Proposal – Deadline September 26, 2017 @ 3:00 pm

Located at the intersection of Highway 16 and Highway 41 in east central Alberta, the Town of Vermilion has a highway fronting commercial that is approximately 2.3 Acres in size (Lot 1, Block 2, Plan 142 3597 identified with a star in the map below). The Town *may* be willing to subdivide to accommodate more than one development. There are also alternative lots available for sale shown in blue. The cost and features of the lots are as follows:

- Water, sewer, power, gas, and telephone all constructed to property line.
- Includes cost for future expansion of new major intersection.
- Includes landscaped boulevard area 3m from curb (grass and trees)
- Offsite levies included in lot price.
- Lots built to engineered grading plan.
- Paved roadway with concrete curb/gutter. Curb cut outs for entrances are at the developers expense. Size and location are subject to Town approval.
- Cost of lots (subject to change) are:
 - Highway fronting lot (Lot 1, Block 2) is \$425,000 Acre plus any applicable GST.
 - Remaining lots (shown in blue) are \$380,000/Acre plus any applicable GST.

Conditions of Purchase:

1. SGDC – South Gateway Direct Control District (in accordance with the South 41 Gateway Area Structure Plan).
2. Subject to entering into a “Purchase Agreement” with the Town of Vermilion.
3. A deposit of 10% of the total purchase price of the property is due upon entering into a Purchase Agreement.
4. The remaining 90% plus any applicable GST is due within 90 days of the date of the Purchase Agreement.
5. A Development Permit must be applied for (with all required supporting documentation) within 90 days of date of the Purchase Agreement and construction timelines will be agreed upon on a case-by-case basis.
6. Timelines laid out within the Purchase Agreement may be amended by mutual agreement of the parties and written confirmation in letter form.
7. Purchaser shall be responsible for property taxes from the first day of the month following the date of the Development Permit Application.
8. Completion of construction and site development (hard surfacing, landscaping, signage, etc.) must be completed within 24 months of the date of the Development Permit.

9. Failure to adhere to all conditions and timelines may result in the Town cancelling the Agreement and the purchaser will be required to pay the 10% penalty.
10. Title for the property shall be transferred to the purchaser once the lot is paid for in full and the foundation is constructed.
11. In the case where the Purchaser requires financing the Town may consider transferring the land under trust conditions via an acceptable law firm on the premise that the law firm will remit the balance owing upon registration of the transfer.
12. The Town reserves the right to refuse any application/proposal.

Interested parties should contact:

Mary Lee Prior at 780-581-2419 or E-Mail: economic@vermilion.ca

Submissions can be made to: Town of Vermilion 5021 – 49 Avenue, Vermilion, AB T9X 1X1

Additional supporting information required:

1. Amount of land required.
2. Details of the proposed development and intended construction timelines.
3. Company profile (past projects, references, etc.)

