

Development Opportunity

PROPERTY FOR SALE



304 Baldwin Avenue, Cornwall ON

Offer Presentation and Review Timetable

Offer Submission Date: on or before April 30, 2019 at 12:00 Noon EST
Review of Submissions by Committee: April 30, 2019 at 2:00 PM EST
Irrevocable Period (open for acceptance): May 31, 2019 at 4:30 PM EST
Recommendation to Council Meeting: May 13, 2019



Purpose

The City of Cornwall is offering for sale the property municipally known as 304 Baldwin Avenue. This document will provide information on the site, the development objectives and the process for interested parties to make an offer.

Sold As Is

The site is to be sold “as is” with responsibility being placed on the Buyer to determine the condition of the site, however the following information is provided to assist, but is provided without expressed warranty.

Parcel Details and Information

Municipal Address:

304 Baldwin Avenue, Cornwall ON

Size:

This site is approximately 157.44’ frontage x 264.1’ depth (irregular) measuring 1.135 Acres.

Legal Description:

Part Lot 7, Concession 1, Cornwall, as in S56054 except S80990, S263780, S312093 Parts 1 & 2 RP 52R6211 being PIN #60175-0170 (LT).

General Description:

The subject property is a vacant lot. There was a retail use on this site. In 2018, the property underwent demolition of structures.

Zoning:

The site is zoned Residential 10.

Services:

The subject property is serviced with water and sewer service. During demolition of the structures, the sewer laterals and water services were capped at the nearest point to the property line and the end of these services were marked with a wooden 2x4 painted blue for water and green for sewer.

Planning Approvals:

The Buyer is responsible to coordinate and obtain all necessary planning/permit approvals, including but not limited to any zoning amendments, severances, minor variances, site plan approvals and building permit applications.

Acceptance of any offer that is conditional upon Municipal Consent should not imply or suggest that Consent is immanent or meritorious. Council, its Committees and Administration will act independently and make its decisions or recommendations without regard to the Acceptance of any Offer on the subject property.

Development Enquiries:

Any enquiries on the permitted uses or general development enquiries should be made to:

Karl Doyle
Senior Planner
Department of Planning, Development and Recreation - Planning Division
100 Water Street East 2nd Floor, Cornwall, Ontario K6H 5T9
(T) 613-930-2787 ext. 2365
(E) kdoyle@cornwall.ca

Notice to Prospective Buyers

General - Notice to all Buyers

Buyers are asked to submit their offers on the Property on or before 12:00 Noon EST; April 30, 2019, for consideration on the Offer Presentation and Review Date. Offers received after that date and time may not be considered. No offer will be reviewed or considered before the Offer Presentation and Review Date of April 30, 2019.

Offers must be left open for acceptance until 4:30 pm EST on May 31, 2019.

Any offer submitted with an Irrevocable date prior to the required irrevocable date will not be considered regardless of price or terms.

This is an offering for Sale only. The Seller is not obligated to accept an offer or any offer. The Seller will act in its best interests in dealing with all offers

Seller's Process in dealing with Offer(s)

Offer Presentation and Review Date and time: April 30, 2019 at: 2:00 pm EST.

The Committee will meet to review all submissions and to make recommendations to Council. First, it will ensure all offers submitted meet the minimum criteria for consideration and it will immediately reject those offers that do not meet the minimum offer requirements. Next, it will undertake a thorough review of the remaining submissions and submit its findings and recommendations to Council for action.

Council after consideration of the Committee report may deal with the offers as follows.

Council may,

Accept an offer;

Reject all offers;

Counter an offer;

Notify all buyers that there are (x) number of offers and, without dealing with any offer that has been submitted, ask all buyers to submit their best offers by a new defined and shortened irrevocable date; or

Choose to negotiate with a Buyer the offer that the Seller deems is in its best interests and not act on the remaining offers while doing so.

Minimum offer requirements

Irrevocable Date & Time: May 31, 2019 at 4:30 PM EST

Deposit: 10% of the offer price by cheque submitted with the Offer and payable to the Seller's solicitor: BLG "In Trust"

Offers must include the following clauses:

The Buyer understands and accepts that the property is being sold on an "As Is" basis without any representation or warranty whatsoever and without recourse to the Seller. Buyers are advised to complete any inspections prior to submitting their Offer.

Acceptance of this Offer is conditional upon the Seller obtaining the Consent of its Mayor and Council to the completion of the Agreement of Purchase and Sale. Unless the Seller obtains the required Consent by 4:30 pm on the 31st day of May 2019, this offer is null and void, the parties are released from any and all obligations to the other and the Deposit Holder is irrevocably instructed to return the Deposit to the Buyer without interest or penalty. This condition is a true condition precedent and cannot be waived.

Commissions:

Fees or commissions are to be paid by the respective party, for the Buyer by the Buyer and for the Seller by the Seller. This will ensure the Seller is treating all buyers (those with representation and those without) fairly and equitably.

How to Make an Offer:

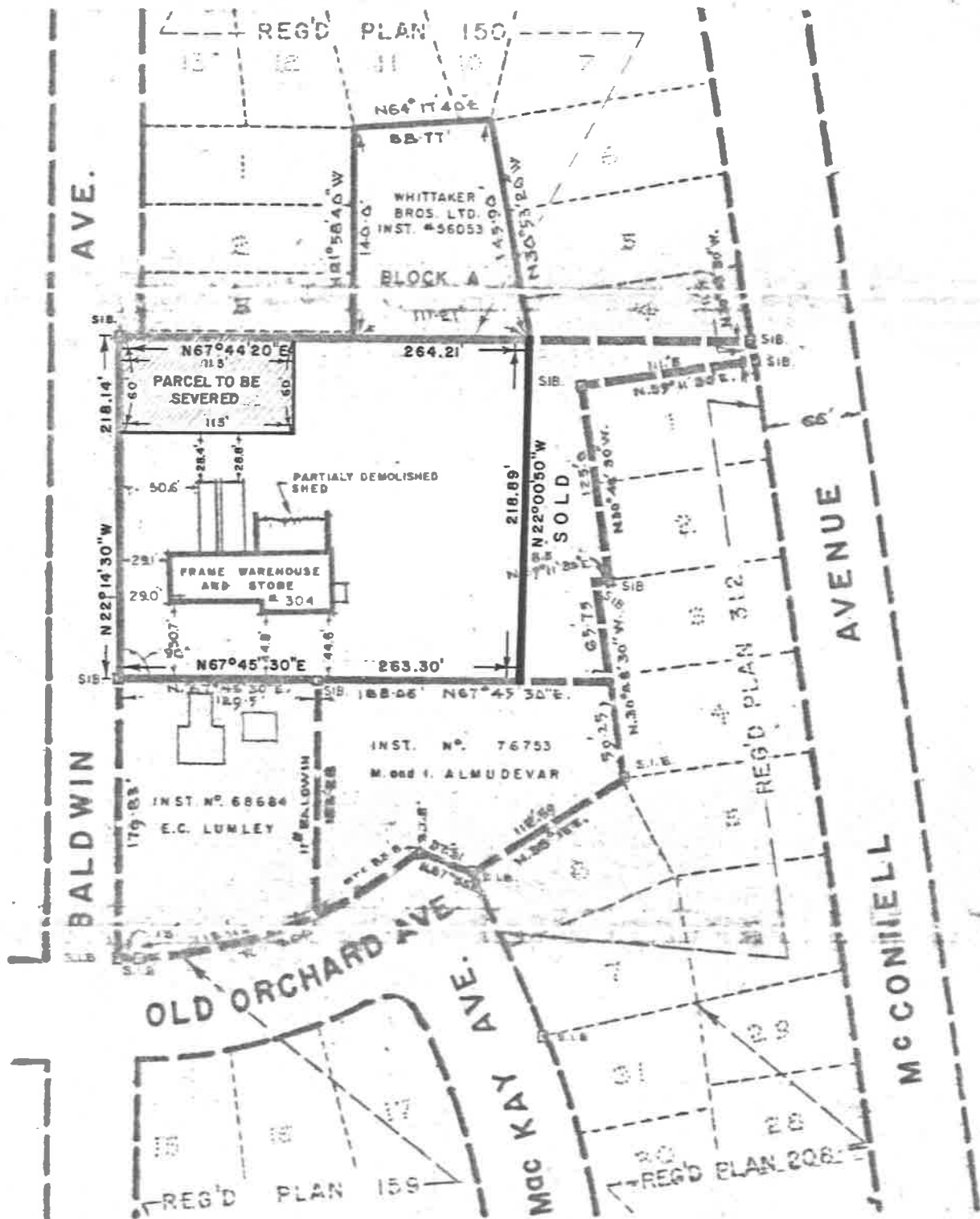
Offers should be made using the standard commercial Ontario Real Estate (or similar document) – Agreement of Purchase and Sale.

The offer should be directed to:

Tracey Bailey
General Manager Financial Services and Treasurer
Department of Financial Services
100 Water Street East, 1st Floor, Suite 104
Cornwall, Ontario, K6H 5T9
(T) 613-930-2787 ext. 2501
(E) tbailey@cornwall.ca

LOT PART LOT 7 CON. 1
PLAN CORNWALL TOWNSHIP
 (NOW IN THE CITY OF CORNWALL)
ALSO BLOCK 'A' REG'D PLAN 150

SCALE 1" = 100'



NOTE:
 STANDARD IRON BARS ARE SHOWN THUS \odot SIB.
 BEARINGS ARE ASTRONOMICAL AND ARE
 REFERRED TO REG'D PLAN 159

FROM THE OFFICE OF
L. P. STIDWILL, B. Sc.

CIVIL ENGINEER AND ONTARIO LAND SURVEYOR

L. P. Stidwill

O.L.S.

PLAN OF SURVEY
SHOWING
PART OF LOT 7, CONCESSION 1
TOWNSHIP OF CORNWALL
now in the
CITY OF CORNWALL
COUNTY OF STORMONT

SCALE 1" = 30'

K. L. STIDWILL
ONTARIO LAND SURVEYOR

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
REGISTRY ACT.

DATE JUNE 18, 2002

K. L. Stidwill
K. L. STIDWILL
ONTARIO LAND SURVEYOR

PLAN 52R- 6211
RECEIVED AND DEPOSITED

DATE JUNE 18, 2002

Diane Fontaine
Diane Fontaine
LAND REGISTRAR FOR THE
REGISTRY DIVISION OF STORMONT
No. 52

SCHEDULE

Part	Lot	Concession	Inst. No.	Area±
1	7	1	263780	7003sq.ft.
2	7	1	56054	2382sq.ft.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO
THE SOUTH LIMIT OF REGISTERED PLAN No. 150 HAVING
A BEARING OF N 67°44'20"E

P1 DENOTES PLAN PER L.P.STIDWILL FILE 77 7-CORN 1
P2 DENOTES REGISTERED PLAN No. 150
P3 DENOTES L.P.STIDWILL FILE 58 7-CORN 1
P4 DENOTES L.P.STIDWILL FILE 65 7-CORN 1
644 DENOTES L.P.STIDWILL O.L.S.
CUT CROSS SHOWN CC
SHORT STANDARD IRON BARS SHOWN SSIB
STANDARD IRON BARS SHOWN SB
IRON BARS (SQUARE) SHOWN SIB
IRON BARS (ROUND) SHOWN IB
FOUND SURVEY MONUMENTS SHOWN M
WIT. DESIGNATES A WITNESS MONUMENT
NTS DESIGNATES "NOT TO SCALE"

IMPERIAL

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND
CAN BE CONVERTED TO METRES BY MULTIPLYING BY
0.3048.

SURVEYOR'S CERTIFICATE

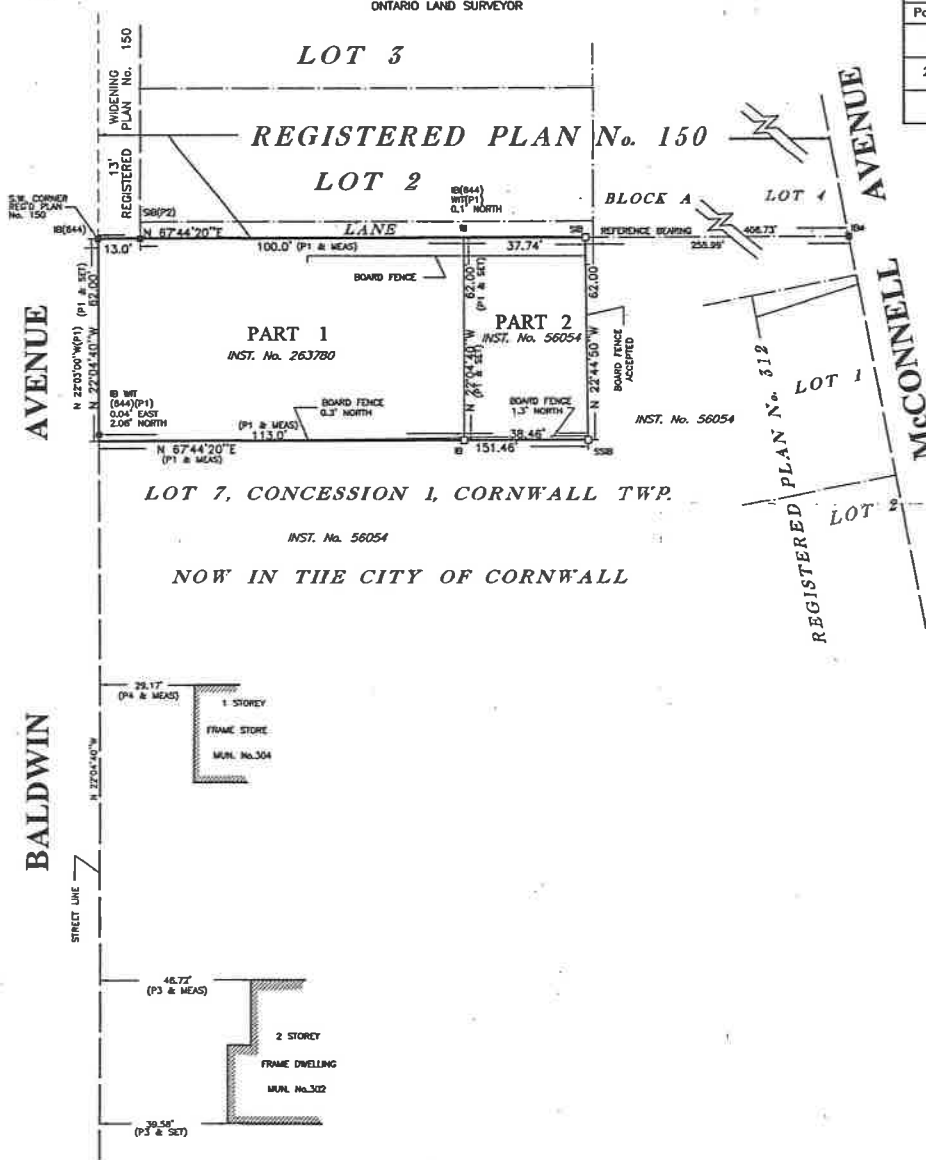
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH "THE SURVEYS ACT", "THE SURVEYORS ACT" AND "THE REGISTRY ACT" AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 18th DAY OF JUNE, 2002

DATE JUNE 18, 2002

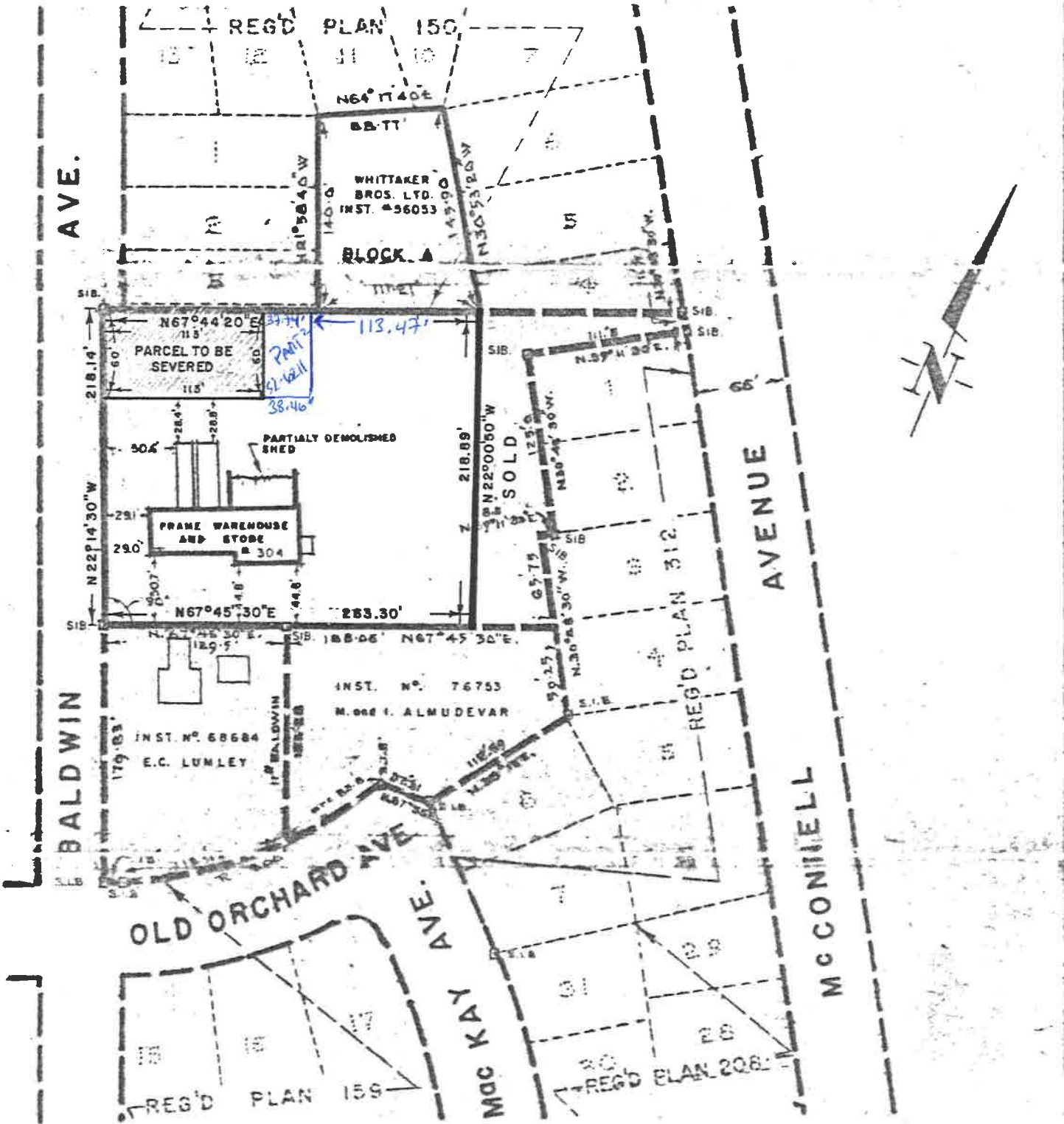
K. L. Stidwill
K. L. STIDWILL
ONTARIO LAND SURVEYOR

FROM THE OFFICE OF
K. L. STIDWILL
PROFESSIONAL ENGINEERS AND ONTARIO LAND SURVEYORS
107-109 SYDNEY STREET
CORNWALL, ONTARIO



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