



**PROPERTY FOR SALE  
VILLAGE MIXED-USE RESIDENTIAL/COMMERCIAL  
1131 MILL STREET - MANOTICK MILL QUARTER AREA**

**DEADLINE TO SUBMIT OFFER – 1:00 PM MAY 29th 2014**

The Manotick Mill Quarter Community Development Corporation (MMQCDC), a municipal corporation, is receiving purchase or lease offers for property at 1131 Mill Street on behalf of the City of Ottawa. The property is located in the Manotick Mill Quarter of Manotick on the north side of Mill Street near the Watson's Mill Museum.

**Table 1 Property Description**

<b>ADDRESS</b>	<b>ZONING</b>	<b>LEGAL DESCRIPTION</b>	<b>TOTAL AREA</b>	<b>PERMITTED USES</b>
1131 Mill St	VM [679r] S298	Lot 2, N/S Mill Street, PL15 N Gower; Part of PIN 03903-0012	.060 ha (.148 acres)	Retail store, bed and breakfast, artist studio, office, personal service business, restaurant, convenience store, retail food store, detached dwelling, small batch brewery, service or repair shop

**For development/zoning information please call (613) 580-2424 ext: 41250**

- Servicing:** Municipal Services are located at the street fronting the property (Mill Street)
- Heritage** This property is a designated heritage property under the Ontario Heritage Act attributing the heritage character defining elements to the building exterior.
- Parking** This heritage property is exempt from the parking provisions of the City of Ottawa Zoning By-law (Section 60 2008-250)

## **ASKING PURCHASE PRICE: \$349,900 plus HST**

### **CONDITIONS OF SALE:**

#### **To be considered, offers must include:**

- An offer using the standard City of Ottawa Agreement of Purchase and Sale form to be provided upon request.
- A certified deposit cheque in the amount of \$5,000 (five thousand dollars) payable to the City of Ottawa Note: Deposit cheques will be kept on “hold” and returned to unsuccessful purchasers once an offer has been selected.
- A business plan and description of the proposed use for the property. The business plan should contain the following elements:
  - Pro-Forma indicating business viability
  - Application of any green initiatives (energy efficient appliances, building materials recycled materials, lighting, locally sourced foods etc.)
  - Description of any applicable community non-profit partner associated with the business or associated benefit the business will have in relation to the community.

#### **The agreement of purchase and sale will include the following conditions:**

- The Purchaser acknowledging that the Closing Date will be on/or before **the 4th day of, July 2014**
- \$25,000 (twenty-five thousand) will be payable by a Successful Respondent upon execution of the Purchase and Sales Agreement
- The balance of the purchase price, subject to adjustments and HST, which is in addition to the purchase price, shall be payable on the closing date.
- The Purchaser is buying the subject land “as is”.
- The Vendor having the option to re-purchase the property at the original purchase price plus the fair market value of any improvements subsequently made, and free of any encumbrances, if conditions of the Agreement of Purchase and Sale are not met.
- The Purchaser acknowledging that the Real Property has been designated as a heritage property and agrees to entering a heritage agreement for the conservation of the heritage interest which will be registered on Title.



- The Purchaser acknowledging that City Council has approved the establishment of the Manotick Mill Quarter Community Development Corporation (“the MMQCDC”) with the City as sole shareholder and also authorized the transfer of the subject property to the MMQCDC and upon transfer by the City of the subject lands to the MMQCDC, the MMQCDC will assume all the City’s rights and responsibilities in the sale of this property.
- The Purchaser acknowledging that the sale of the property is subject to approval of the Board of Directors of the MMQCDC.

**Offers will be evaluated on the basis of financial and non-financial considerations in accordance with the following point system:**

**Table 2 Offer Evaluation Criteria**

<b>Rated Criteria</b>	<b>Description</b>	<b>Total Points Available</b>
Land Use	Fit with Cultural and Commercial Tourism vision for the Mill Quarter	25
Business Plan	Pro-forma is sustainable with minimal risk	15
Green Initiatives	The Business Plan includes green initiative such as alternative energy, solar lighting, renewable resource materials, high efficiency heating etc.	10
Community Benefit or Non Profit Partner	Business contributes towards community events or includes a limited partnership or benefit with a local non-profit community group(s)	10
Financial Offer	The highest financial offer received will obtain 40 points and all other offers will achieve points based on their <i>standard deviation</i> from the highest offer.	40

**Note: In addition to the rated criteria above, offers with the least conditions will also be given the most consideration.**



**RECEIVING OFFERS UNTIL 1:00 p.m. on Thursday, May 29, 2013.**

**MMQCDC, c/o City of Ottawa, Real Estate Partnerships & Development Office, 110 Laurier Avenue West, 5<sup>th</sup> floor west, Ottawa, ON K1P 1J1**

For more information please contact Dave Powers at (613) **580-2424 ext. 13989**

Email: [Dave.Powers@ottawa.ca](mailto:Dave.Powers@ottawa.ca)

**DOCUMENTS AVAILABLE FOR PICK-UP IN OUR OFFICE AT:**

110 Laurier Avenue West, 5<sup>th</sup> floor west,

Monday to Friday between 7:30 a.m. and 4:00 p.m.

1. Agreement of Purchase and Sale including attached Option to Repurchase Agreement and Heritage Agreement.
2. Draft Reference Plan