



**CITY OF KEENE**  
NEW HAMPSHIRE

**INVITATION TO BID**  
**BID No.** 03-24-14

**Sale of Surplus Property**

**270 Beaver Street, Keene NH**

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Prepared by:  
The City of Keene, NH

**Assessing**

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Due

**7/26/24**

No later than 2:00 P.M.

Submit electronically through the Public Purchase website.  
or Deliver to:

Purchasing & Contract Services Office  
City Hall, 3<sup>rd</sup> Floor  
3 Washington Street  
Keene, N.H. 03431

Tel.603-357-9800  
[www.keenenh.gov](http://www.keenenh.gov)

**City of Keene, NH**  
**BID No. 03-24-14**  
**Sale of Property - 270 Beaver Street**

Tax Map Number: 552-035-000-000-000

General Information for Bidders:

The City of Keene, NH is accepting sealed bids for the sale of a property located at 270 Beaver Street, Keene, NH 03431 and identified as Map 552 Lot 035. The Property was conveyed to the City of Keene by virtue of a tax collectors deed dated March 22, 2016.

All BID submissions are due on Friday, **July 26, 2024, at 2:00 PM (EST)**. BIDS should be submitted electronically through the **Public Purchase website**. Sealed bids will also be accepted at the office of Purchasing and Contract Services, 3rd Floor, City Hall, 3 Washington Street, Keene, NH 03431. Sealed bids clearly marked '**Bid No. 03-24-14-270 Beaver Street**' Bids will be publicly opened, and results posted on Public Purchase website. **The minimum amount of any bid is \$30,000.**

Any BID's received after the deadline will not be accepted.

The property is available for inspection by interested parties during normal business hours by scheduling an appointment with the City Assessor, Dan Langille 603-352-2125.

The property is located at 270 Beaver Street in Keene, NH and consists of 1.1 acres. The zoning is "Medium Density". This property was conveyed to the City of Keene by virtue of a tax collectors deed dated March 22, 2016, deed recorded in book 2938-page 1185. The lot is vacant with prior buildings demolished in 2017.

Except for general observations, the City has no knowledge of any condition in, on, or under the property, including but not limited to any improvements, systems, or infrastructure, and disclaims any warranty as to the condition of any aspect of the property, including but not limited to any personal property on site and offers the property solely in "as is" condition. Any bidder is responsible for their own due diligence regarding the ability to develop the parcel.

Successful bidder must place a non-refundable deposit, in the form of cash or a certified check, of 10% of the bid amount within five (5) days of notice of successful bid.

Transfer of title to the successful bidder will be by deed without covenants. Transfer of ownership to take place within 60 days from the date of the award. In the event the successful bidder is unable to take possession of the property within 60 days, the deposit will be forfeited, and property may be re-bid.

The City of Keene reserves the right to reject any or all bids and /or negotiate with any bidder if it is determined to be in the best interest of the City. The City reserves the right to consider the stated intention of any Bidder with respect to the property post purchase in the decision to accept or to reject a bid, notwithstanding any differences in the amount of the bids received.

**BID Submission Form**

**BID No. 03-24-14**  
**SALE OF PROPERTY**  
**270 Beaver St., Keene NH**  
**Tax Map Number: 552-035-000-000-000**

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Bidder states that the intended use of this property will be:

\_\_\_\_\_

BID Amount \_\_\_\_\_ (Minimum BID \$30,000.00)  
(numerical)

BID Amount \_\_\_\_\_  
(written in words)

**The undersigned, an authorized agent of his/her company, hereby certifies:**

- familiarization with all terms, conditions, and specifications herein stated;
- That the pricing contained in this submittal is valid until \_\_\_\_\_(date).

Printed Name of Individual Signing \_\_\_\_\_

Full Address \_\_\_\_\_

Phone # \_\_\_\_\_

Date Submitted \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Respectfully submitted \_\_\_\_\_

**Authorized Signature**

**The person signing the proposal must be a person authorized to sign a contract with the City of Keene, NH.**