

INFORMATION PACKAGE

231 MADISON AVENUE SOUTH, KITCHENER (the “Property”)

The Corporation of the City of Kitchener (the “City”) will be advertising the Property for Public Sale by Tender under the Sale of Land for Tax Arrears provisions of the Municipal Act. The advertisement will be placed in The Record on Saturday, September 5, 2026 and then again on September 12, 19 and 26, 2026. The Tender will close Wednesday, October 7, 2026 at 3:00 p.m.

The sale of the Property under the Tax Sale Provisions of the Municipal Act is not a typical real estate transaction. Although the City is under no obligation to provide interested parties or potential purchasers with any information, the City is providing the following information as a courtesy only. The City makes no representations or warranties with respect to the Property, or any information provided in this Information Package. All interest parties and potential purchasers are required to complete their own due diligence and satisfy themselves.

NO ACCESS TO THE PROPERTY IS AVAILABLE

The City is NOT the owner of the Property and as a result the City cannot provide access to the Property for the purpose of allowing interested parties or potential purchasers to conduct their due diligence.

PROPERTY LOCATION AND SIZE

The Property is located on Madison Avenue South in Kitchener, between Mill Street and Courtland Avenue East, and is approximately 3.11 acres in size.

PROPERTY TAXES

The Property is being advertised for public sale under the tax sale provisions of the Municipal Act and the Notice of Sale contains the required MINIMUM TENDER OR MINIMUM BID, which is \$2,573,367.89.

Under the tax sale provisions the MINIMUM TENDER (or MINIMUM BID) required is the amount of the tax arrears owing at any time together with all current real property taxes owing, interest and penalties, as well as all reasonable costs incurred to undertake the tax sale, collectively referred to as the “Cancellation Price”. **Any tender/bid that does not equal or exceed the Cancellation Price amount as shown in the advertisement will be rejected as per the Rules (as hereinafter defined).**

Contact person at the City for inquiries or additional information:
Lesley MacDonald – City Solicitor & Director of Legal Services
Telephone: (519) 783-8800
Email: lesley.macdonald@kitchener.ca

CONTAMINATION

The Property is most likely contaminated. The City does not have any environmental reports pertaining to the Property.

As there is NO RIGHT OF ACCESS to the Property, interested parties are not able to perform any environmental testing.

BROWNFIELD INCENTIVES

The City has partnered with The Regional Municipality of Waterloo to provide a [Brownfield Financial Incentive Program](#), details of which are available on the City's website. This Property may be eligible for this program or any new programs that may be launched.

Contact person at the City for inquiries or additional information:

Scott Van Schyndel – Real Estate Specialist

Telephone: (519) 783-8950

Email: scott.vanschyndel@kitchener.ca

PUBLIC SALE

When the Property is advertised for Public Sale under the Sale of Land for Tax Arrears provisions of the Municipal Act:

- All tenders must be submitted on the prescribed form ([Form 7](#)) which is available on the Government of Ontario Central Form Repository under the listing for the Ministry of Municipal Affairs and Housing. As a courtesy, the City has provided a link to Form 7 on the City's website. If a paper copy is required please email legal@kitchener.ca to request a copy.
- Tenders may not contain conditions that are not permitted under the Municipal Tax Sales Rules (O. Reg. 181/03, as amended) (the "Rules");
- Any tender containing conditions which are not permitted under the Rules shall be automatically rejected pursuant to the Rules;
- Each tender must be accompanied by a deposit in the form of a money order or bank draft or cheque certified by a bank or trust corporation payable to "The Corporation of the City of Kitchener" in the amount of at least twenty percent (20%) of the tender amount;
- Tenderers are requested to include their telephone number and email address in their tender envelope to ensure that the City is able to contact them as quickly as possible;
- The successful purchaser will be required to pay the amount tendered plus accumulated taxes and the relevant land transfer tax; and,
- The City has no obligation to provide vacant possession to the successful purchaser.

Contact person at the City for inquiries or additional information:

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QUESTIONS OR CLARIFICATIONS

Any request for additional information or clarification from the City regarding this Information Package is to be submitted in writing directly to the contact person that is provided herein for the specific matter to which each request pertains. Where information is available or appropriate for release, a response may be provided.

The City does not have any information regarding the environmental condition of the Property as the City has not conducted any testing, nor has it received any reports. The City will not respond to any legal or environmental questions.

DISCLAIMER

This Information Package is being provided as a courtesy only. Any interested parties or potential purchasers must complete their own due diligence and satisfy themselves with respect to all matters pertaining to the Property.

Interested parties and potential purchasers are encouraged to secure their own expert advice regarding all matters, including environmental and legal advice.