

SALE OF LAND BY PUBLIC TENDER
Municipal Act, 2001
Ontario Regulation 181/03
Municipal Tax Sales Rules

THE CORPORATION OF THE CITY OF KITCHENER

TAKE NOTICE that tenders are invited for the purchase of the land(s) described below and will be received until 3:00 p.m. local time on Wednesday, October 7 2026, at City of Kitchener, City Hall, Information Desk – Main Floor, 200 King Street West, Kitchener, Ontario N2G 4G7.

The tenders will then be opened in public on the same day at 4:00 p.m. local time at City of Kitchener, City Hall, Grand River Room – Main Floor, 200 King Street West, Kitchener, ON N2G 4G7.

PARCEL 1

Description of land(s):

211 Spring Valley Road, Kitchener, Ontario

LT 16 SUBDIVISION OF LT 59 GCT; PT LT B, G PL 40, PT LT 17 SUBDIVISION OF LT 58 GCT, PT 1 ON 58R-3080 SAVE & EXCEPT PT 1 ON EXP PL WR841580; KITCHENER (ALL OF PIN 22306-0141 (LT))

Minimum tender amount: \$1,432,280.94

According to the last returned assessment roll, the assessed value of the land is \$523,000.00.

PARCEL 2

Description of lands(s):

231 Madison Avenue South, Kitchener, Ontario

LT 6, 8 PL 366; PT LT 1 SUBDIVISION OF LT 18 GCT; PT LT 5 PL 366; PT LT 1 PL 368; PT LT 305 SUBDIVISION OF LT 17 GCT, PT 1 & 2, 58R1634 & PT 2, 58R3837; KITCHENER (ALL OF PIN 22505-0021 (LT))

Minimum tender amount: \$2,573,367.89

According to the last returned assessment roll, the assessed value of the land is \$18,200.00.

PARCEL 3

Description of lands(s):

70 Borden Avenue South, Kitchener, Ontario

LT 457, 476-485 PL 262; PT LT 458-468 PL 262; PT LT 3, 4 & 171 STREETS & LANES; PTS 1 & 3, 58R4150; S/T & T/W 772361; T/W 1569744; S/T 338999E; KITCHENER (ALL OF PIN 22506-0019 (LT))

Minimum tender amount: \$3,455,413.05

According to the last returned assessment roll, the assessed value of the land is \$963,000.00.

Tenders must be submitted in the prescribed form and must be accompanied by a deposit of at least 20 percent of the tender amount, which deposit shall be made by way of a certified cheque/bank draft/money order payable to the municipality.

Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the land(s) to be sold. Responsibility for ascertaining these matters rests with the potential purchasers.

This sale is governed by the *Municipal Act, 2001* and the Municipal Tax Sales Rules made

under that Act. The successful purchaser will be required to pay the amount tendered plus accumulated taxes and any taxes that may be applicable, such as a land transfer tax.

The municipality has no obligation to provide vacant possession to the successful purchaser. The municipality does not provide an opportunity for potential purchasers to view this property.

A copy of the prescribed form of tender is available on the website of the Government of Ontario Central Forms Repository under the listing for the Ministry of Municipal Affairs or may be found on the City's website.

For further information regarding this sale please see the City's website at www.kitchener.ca/TaxSale or contact Lesley MacDonald, Director Legal Services and City Solicitor; 200 King Street West, 4th Floor, P.O. Box 1118, Kitchener, ON N2G 4G7; Phone: 519-783-8800; Email: Lesley.MacDonald@kitchener.ca.