



NOTICE OF SALE OF LAND BY PUBLIC TENDER

PTSOL-2026-02

403 3rd Street West, Geraldton, Ontario

Pursuant to the Municipality's Surplus Property Disposal By-law and the Municipal Act, 2001, notice is hereby given that the Municipality of Greenstone has declared the following property surplus and now intends to dispose of the lands by Public Tender through sealed bids.

PROPERTY INFORMATION

Description	Details
Tender ID:	403 3rd Street West
Municipal Address:	403 3rd Street West, Geraldton, ON POT 1M0
Roll Number:	5876 740 004 01700
Property Type:	Former Geraldton Day Care Facility
Site Area:	Approximately 0.491 acres
Frontage:	177.616 ft
Depth:	120.055 ft
Zoning:	Institutional

PROPERTY DESCRIPTION

The property contains a former day care facility and is being offered for sale on an "as-is, where-is" basis with no representations or warranties made by the Municipality regarding:

- title;
- environmental condition;
- servicing;
- zoning compliance;
- building condition; or
- development potential.

PO Box 70 1800 Main Street, Geraldton, ON POT 1M0, Canada (807) 854-1100

NATURE'S HOME TOWN





Interested purchasers are solely responsible for conducting their own due diligence respecting the property and any intended redevelopment. Maps and property photographs are provided as a courtesy only and the Municipality makes no warranties regarding their accuracy.

TENDER SUBMISSION REQUIREMENTS

All submissions must include:

- Completed Tender Submission Form;
- Purchase offer amount in Canadian Dollars;
- Proposed intended use or redevelopment concept;
- Company or individual profile outlining relevant development experience; and
- Deposit in the form of a certified cheque, bank draft, or money order representing no less than ten percent (10%) of the tendered amount payable to the Municipality of Greenstone.

To assist with the orderly opening of bids, the exterior of the submission envelope must be:

- Clearly marked:
“Tender – 403 3rd Street West, Geraldton”
- Addressed to:
Municipality of Greenstone
1800 Main Street
Geraldton, ON
Only one tender shall be submitted per envelope.
Incomplete submissions will be disqualified.

SUBMISSION DEADLINE

Sealed tenders will be received until:
Wednesday, July 22, 2026, at 3:00 p.m.

Tenders may be submitted in person, by courier, or by mail to:
Municipality of Greenstone
1800 Main Street
P.O. Box 70
Geraldton, ON POT 1M0





Late submissions will not be accepted.

TENDER OPENING

Tenders will be opened publicly by municipal staff immediately following the submission deadline in Council Chambers at the Greenstone Municipal Administration Office, 1800 Main Street, Geraldton.

The Municipality reserves the right to review submissions and make a final decision at a subsequent Council meeting.

TERMS OF SALE

The following provisions shall apply:

- The property is sold “as-is, where-is.”
- The successful purchaser shall be responsible for all costs associated with the transaction, including legal fees, land transfer tax, and applicable taxes.
- The successful purchaser may be required to enter into an Agreement of Purchase and Sale acceptable to the Municipality.
- The Municipality reserves the right to accept, reject, or negotiate any tender submission.
- The highest or any tender may not necessarily be accepted.
- Submission of a tender constitutes acceptance of all terms contained within this Notice.

PROPERTY INFORMATION AND DUE DILIGENCE

Interested purchasers are encouraged to conduct their own due diligence respecting the property and any proposed redevelopment.

Prospective purchasers are solely responsible for conducting their own due diligence respecting the property, including but not limited to structural condition, environmental matters, servicing, zoning compliance, and redevelopment suitability.

The property is currently zoned Institutional.





PROPERTY VIEWING

Property viewings are available by appointment only. Interested purchasers wishing to inspect the property must arrange a viewing in advance through the Municipality. To schedule an appointment, please contact:

Haley Garvie

Director of Planning, Communication and Economic Development
Municipality of Greenstone

Phone: 807-854-1100 ext. 2033

Email: haley.garvie@greenstone.ca

The Municipality reserves the right to limit access to the property and to require all visitors to be accompanied by a municipal representative during the viewing.

ADDITIONAL INFORMATION

For further information regarding this property, please contact:

Haley Garvie

Director of Planning, Communication, and Economic Development
Municipality of Greenstone

Phone: 807-854-1100 ext. 2033

Email: haley.garvie@greenstone.ca

DISCLAIMER

The Municipality of Greenstone makes no representations or warranties, express or implied, regarding the condition of the property or the suitability of the lands for any intended use.

Prospective purchasers are encouraged to independently verify all information and obtain professional advice prior to submitting a tender.

The Municipality assumes no liability whatsoever for any loss, damage, cost, or expense arising from the purchase or intended use of the property.

