



## NOTICE OF SALE OF LAND BY PUBLIC TENDER

**PTSOL-2026-01**

**105 Thom Street, Longlac, 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

<b>Description</b>	<b>Details</b>
Tender ID:	105 Thom Street
Municipal Address:	105 Thom Street, Longlac, ON POT 2A0
Roll Number(s):	5876 710 002 34100 / 34105 / 34110
Property Type:	Former 16-Unit Apartment Complex
Site Area:	Approximately 0.496 acres
Frontage:	183.169 ft
Depth:	119.566 ft

### PROPERTY DESCRIPTION

The property contains a former 16-unit apartment complex 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.

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;
- 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 – 105 Thom Street, Longlac”**
- 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:

**June 25, 2026 at 1:00 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.

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.

In lieu of organized site visits, a Facility Condition Assessment completed by a qualified engineering firm is available upon request through the Municipality. The report is provided for information purposes only, and the Municipality makes no representations or warranties regarding the accuracy or completeness of the information contained therein.

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 zoned R2. Council has approved a Zoning By-law Amendment (ZBLA) to rezone the property to R2-X3, with the OLT appeal period closing on June 1. Once the appeal period closes, the R2-X3 designation will take effect and will prohibit the low-density residential uses proposed to be permitted under the amended R2 designation.

## **ADDITIONAL INFORMATION**

**For further information regarding this property or to receive a copy of the Facility Condition Assessment Report dated July 2024, 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](mailto:haley.garvie@greenstone.ca)

## **DISCLAIMER – FACILITY CONDITION ASSESSMENT REPORT**

The Facility Condition Assessment Report made available by the Municipality was prepared by a third-party engineering firm and is dated July 2024. The report is provided solely as a courtesy and for general informational purposes to prospective purchasers.

The Municipality of Greenstone makes no representations or warranties, express or implied, regarding the accuracy, completeness, reliability, or current condition of the





property or the information contained within the report. Conditions at the property may have changed since the date of the assessment.

Receipt or review of the Facility Condition Assessment Report shall not be relied upon as a substitute for independent professional advice or investigation. The Municipality assumes no liability whatsoever for any loss, damage, cost, or expense arising from the use of, or reliance upon, the report or any information contained therein.

A disclaimer must be signed and dated prior to receiving the report.





Property Location Map	Property Photo

