SALE OF LAND BY PUBLIC TENDER

Municipal Act, 2001

Ontario Regulations 181/03

Municipal Tax Sales Rules

THE CORPORATION OF THE CITY OF WINDSOR

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 November 19, 2025 at City of Windsor, 350 City Hall Square W, 1st Floor, Windsor ON N9A 6S1. The tenders will then be opened in public/virtually on the same day at 3:30 p.m. local time at 350 City Hall Square West, Room 204, Windsor Ontario.

DESCRIPTION OF LAND (S):

MINIMUM TENDER AMOUNT

\$37,731,16

\$29,378,08

1) CANCELLED

CANCELLED

2) 1321 VICTORIA AVE

Registration PIN # 01186-0089 (LT)

LOT 252 PLAN 581 WINDSOR; WINDSOR

Roll # 3739-040-480-02300-0000

According to the last returned assessment roll, the assessed value of the land is \$174,000

3) 985 ASKIN AVE

Registration PIN # 01220-0158 (LT)

LOT 317 PLAN 1512 TOWN OF SANDWICH; WINDSOR

Roll # 3739-050-350-14800-0000

According to the last returned assessment roll, the assessed value of the land is \$110,000

4) 2409 GEORGE AVE

\$25,406.54

Registration PIN # 01359-0067 (LT)

LT 68 PL 1088 SANDWICH EAST; WINDSOR

Roll # 3739-070-390-15200-0000

According to the last returned assessment roll, the assessed value of the land is \$102,000

5) 1338 WESTCOTT RD

\$26,358.37

Registration PIN # 01100-0277 (LT)

LT 92 PL 768 SANDWICH EAST; LT 94 PL 768 SANDWICH EAST S/T DEBTS IN R1458154;

S/T BENEFICIARIES INTEREST IN R1458152; WINDSOR

Registration PIN # 01100-0468 (LT)

PT LANE PL 754; PT ALLEY PL 768 SANDWICH EAST (CLOSED BY CE340811) AS PTS 10, 11,

12, 38, 39 & 40 ON PLAN 12R23524 WINDSOR S/T EASE IN GROSS OVER PTS 10 TO 12 & 38 TO 40

ON PLAN 12R23524 AS IN CE340812

Roll # 3739-010-180-15500-0000

According to the last returned assessment roll, the assessed value of the land is \$122,000

6) 3010 PILLETTE RD

\$49,437.86

Registration PIN # 01562-1586 (LT)

PT LT 110 CON 2 SANDWICH EAST PT 1 PL 12R6766, EXCEPT PT 3 PL 12R19620; WINDSOR

Roll # 3739-070-420-02600-0000

According to the last returned assessment roll, the assessed value of the land is \$137,000

7) 2363 CADILLAC ST

\$17,197,21

Registration PIN # 01354-0281 (LT)

PT LT 4 PL 1140 SANDWICH EAST AS IN R1183251; WINDSOR

Roll # 3739-070-350-02000-0000

According to the last returned assessment roll, the assessed value of the land is \$29,000

8) 4224 WHISKEY AVE

\$38,155.15

Registration PIN # 01560-1532 (LT)

PT LOT 89, PL 12M395, DESIGNATED AS PTS 1, 4 ON PL 12R19985; WINDSOR S/T EASE

OVER PT 4 ON PL 12R19985 AS IN LT223150

Roll # 3739-070-140-42305-0000

According to the last returned assessment roll, the assessed value of the land is \$197,000

9) 10145 TECUMSEH ROAD EAST

\$96,813,61

Registration PIN # 01390-0590 (LT)

PCL BLOCK A-1 SEC M15; BLK A PL M15 S/T LT1265; CITY OF WINDSOR

Registration PIN # 01390-0537 (LT)

PART LOT 137 CON 2 SANDWICH EAST PTS 1, 2 & 3 12R5429; CITY OF WINDSOR

Roll # 3739-070-870-00100-0000

According to the last returned assessment roll, the assessed value of the land is \$352,000.

10) 8375 EAST MOOR CRT

\$18,646.63

Registration PIN #: 01586-0581 (LT)

PCL BLOCK 77-27 SEC M60; PT BLK 77 PL M60 PTS 533 & 533A 12R3710 S/T PT 533A IN

FAVOUR OF PT 534 12R3710 AS IN LT31985 T/W PT 532A 12R3710 AS IN LT31985 WINDSOR

Roll # 3739-070-690-21700-0000

According to the last returned assessment roll, the assessed value of the land is \$77,000

11) 0 ST CLAIR AVE

\$6,039.85

Registration PIN #: 01583-0417 (LT)

LT 453 PL 629 SANDWICH WEST; LT 454 PL 629 SANDWICH WEST; LT 455 PL 629

SANDWICH WEST; WINDSOR

Roll # 3739-080-520-00400-0000

According to the last returned assessment roll, the assessed value of the land is \$7,700

12) 0 ST CLAIR AVE \$5,894.98

Registration PIN # 01583-0149 (LT)

LT 2 PL 989 SANDWICH WEST; LT 3 PL 989 SANDWICH WEST; WINDSOR

Roll # 3739-080-520-01000-0000

According to the last returned assessment roll, the assessed value of the land is \$7,300

13) 0 CALIFORNIA AVE \$5,481.24

Registration PIN # 01580-0213 (LT)

LT 199 PL 629 SANDWICH WEST; LT 200 PL 629 SANDWICH WEST; WINDSOR

Roll # 3739-080-630-10300-0000

According to the last returned assessment roll, the assessed value of the land is \$5,200

14) 0 BETTS AVE \$5,388.11

Registration PIN# 01583-0206 LT

LT 419 PL 1014 SANDWICH WEST; PT LT 420 PL 1014 SANDWICH WEST AS IN

R616672; WINDSOR

Registration PIN # 01583-2267 LT

PT ALLEY PLAN 1014 (CLOSED BY CE102600) DESIGNATED AS PART 28 & 29 ON 12R21369;

WINDSOR S/T EASE OVER PARTS 28 & 29 ON 12R21369 AS IN CE102659

Roll # 3739-080-630-18200-0000

According to the last returned assessment roll, the assessed value of the land is \$4,400

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

In light of ongoing disruptions with Canada Post, all tender packages should be sent via courier or hand delivered to ensure timely receipt.

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. In addition, the assessed value noted herein may or may not be reflective of the value of the said property.

The Land(s) does not include mobile homes situated on the land(s).

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 as well as HST as may be applicable.

The municipality has no obligation to provide vacant possession to the successful purchaser.

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 and Housing. However, more information regarding Tax Sale tender packages, as well as the prescribed form(s) can be found on the City of Windsor's web site www.citywindsor.ca Keyword Search: property tax sale.

For further information regarding this sale contact: 311 (Windsor area) or 519-255-2489.