



Offer of Sale

Residential Land Sale

21 ½ Riverview Road, Grand Falls-Windsor, NL

In accordance with Section 201.2 of the Towns and Local Service District's Act, the Town of Grand Falls-Windsor is offering for sale approximately 880 sqm of land situated at 21 ½ Riverview Road, see Appendix A for aerial survey.

This parcel of land is zoned Single Unit Small Lot Residential (RS-2) (see Appendix B) and any proposed development must comply with the Town's Development and Building Regulations.

The Town of Grand Falls-Windsor is seeking proposals for multi-unit residential construction (e.g., duplex or plex housing) on this site to help address local housing needs. While single-unit dwellings are permitted, Council intends to prioritize proposals that deliver higher-density residential options. The Town reserves the right to retain this property until a proposal consistent with these objectives is received and approved.

Based on the Town's Policy PWD-3: Land Sale Policy, the reserve bid as a single lot is \$74,953.00 plus survey and legal fees and HST.

Based on the Town's Policy PWD-3: Land Sale Policy, the reserve bid as two separate lots is \$39,584.30 for Lot A plus survey and legal fees and HST.

Based on the Town's Policy PWD-3: Land Sale Policy, the reserve bid as two separate lots is \$35,368.70 for Lot B plus survey and legal fees and HST.

If you are interested in purchasing this parcel of land, please complete the attached Bid Submission Form and email to pwd@townofgfw.com with "21 ½ Riverview Road Land Sale" in the subject line by 2:00pm on September 25th, 2026.



Available Town Land - 21.5 Riverview Road - Single Lot Configuration



Legend

 Lot A

- Eligible Development
- RS-1 Compact - Single Family Residential
 - RS-2 Small - Single Family Residential
 - RS-3 Urban - Single Family Residential
 - RS-4 Mixed - Single Family Residential
 - RT- Residential Two Unit
 - Multi-Unit Residential - Tri-Plex



Available Town Land - 21.5 Riverview Road - Double Lot Configuration



Legend

- Lot B
- Lot A

Lot A Area = 426.05 square metres
 Lot Frontage = 19.3m
 Lot Depth = 19.3m
 - Sale Price - \$39,584.30

Lot B Area = 397.4 square metres
 Lot Frontage = 16.0 m
 Lot Depth = 23.3m
 - Sale Price - \$35,368.70