

1791 DUNDAS ST. S. —

CBRE | RE/MAX®

CAMBRIDGE, ON



±98.97 ACRE SUBDIVISION SITE | SITUATED WITHIN THE CITY OF CAMBRIDGE URBAN BOUNDARY

ABOUT THE OFFERING

CBRE Limited – Southern Ontario Investment Team (“CBRE”) and RE/MAX Real Estate Centre Inc. (“RE/MAX”) are pleased to offer for sale 1791 Dundas Street South, Cambridge, Ontario (the “Property” or “Site”). The Property comprises ±98.97 gross acres with exceptional potential for developing a residential subdivision.

A conceptual subdivision plan was prepared to assess the residential development potential of the Property. This preliminary plan illustrates a developable area of ±64.4 acres yielding up to ±608 multiple residential units (towns and apartments) in addition to ±7,749.35 feet of saleable frontage.

The Property is located inside Cambridge’s urban boundary and is zoned Low Density Residential (R4) as per the City of Cambridge Zoning bylaw. Numerous amenities including shopping, grocery stores, schools, and green spaces are in proximity to the Property. The Site benefits from excellent commuter connectivity to major neighbouring hubs including Kitchener-Waterloo, Guelph, and Hamilton.

Waterloo Region is a proven residential development market being the second fastest growing community in Canada. The median price of a new build single family home in Region of Waterloo as of February 2025 to \$1,052,500.

All offers must be sealed printed versions submitted to CBRE Limited by 3:00 pm on June 11th, 2025. Please consult the Offering Process section located on page 12 for more details.



\$70,000,000

ASKING PRICE

PROPERTY BREAKDOWN

LOT SIZE ±98.97 Acres

PROPERTY TYPE Freehold

OFFICIAL PLAN Low/Medium Density Residential

ZONING Low-Density Residential (R4)

EXISTING CONDITIONS Improved with residential house, arable lands are being farmed, not inhabitable in current state

ACCESS There is currently access from Dundas Street S



| Nearby Developments | | | |
|---------------------|---|---------|-----------------|
| Development | Developer | Units | Notes |
| Hazel Glenn | Treasure Hill/Greenpark | 1,305 | Singles & Towns |
| South Point | Polocorp Inc., Gemini Homebuilders & Ritz Homes | 248-350 | Singles & Towns |
| Moffat Creek | Laurelview Homes | 424 | Singles & Towns |



INVESTMENT HIGHLIGHTS

EXCEPTIONAL LOCATION

The Site is conveniently situated near grocery, pharmacy, restaurant and service amenities located just east of the Property at the intersection of Dundas St S and Franklin Blvd. The Property is positioned near several green spaces including Churchill Park, Savannah Golf Links, and Shade’s Mills Conservation Area. In addition, the Property is adjacent to the greatly anticipated new Cambridge Recreation Complex, set to commence operations in 2026. This complex will feature a 10-lane pool, three-court FIBA gym, running track, three meeting rooms, fitness studio, and library.

GROWING RESIDENTIAL MARKET

The City of Cambridge is a sought-after residential location due to its convenient access to a high concentration of industrial employment. The Property is favourably positioned within Waterloo Region, the tenth-largest census division in Canada, demonstrating a robust 5-year growth rate of 10.10%, further highlighting the Region’s strong residential demand.

RARE OPPORTUNITY

The Property represents a unique opportunity to obtain one of the last remaining undeveloped parcels of land of scale in south Cambridge. This node will soon be fully built out as adjacent lands are well advanced in the development process.



Cambridge Centre Mall

Moffat Creek Subdivision

CAMBRIDGE HOSPITAL



LCBO

Zehrs MARKETS



CONESTOGA

South Point Subdivision

Cambridge Recreation Complex

1791 DUNDAS ST. S



Tim Hortons

PHARMASAVE

Activa

Hazel Glenn Subdivision

CAMBRIDGE URBAN BOUNDARY

CAMBRIDGE URBAN BOUNDARY

DUNDAS ST. S

VANIER DR

LOCATION OVERVIEW

BRANTFORD

DRIVE: 29.5 KM | 31 MIN

GUELPH

DRIVE: 29.1 KM | 34 MIN

WATERLOO

DRIVE: 33.3 KM | 43 MIN

KITCHENER

DRIVE: 27.7 KM | 40 MIN

HAMILTON

DRIVE: 35.8 KM | 46 MIN



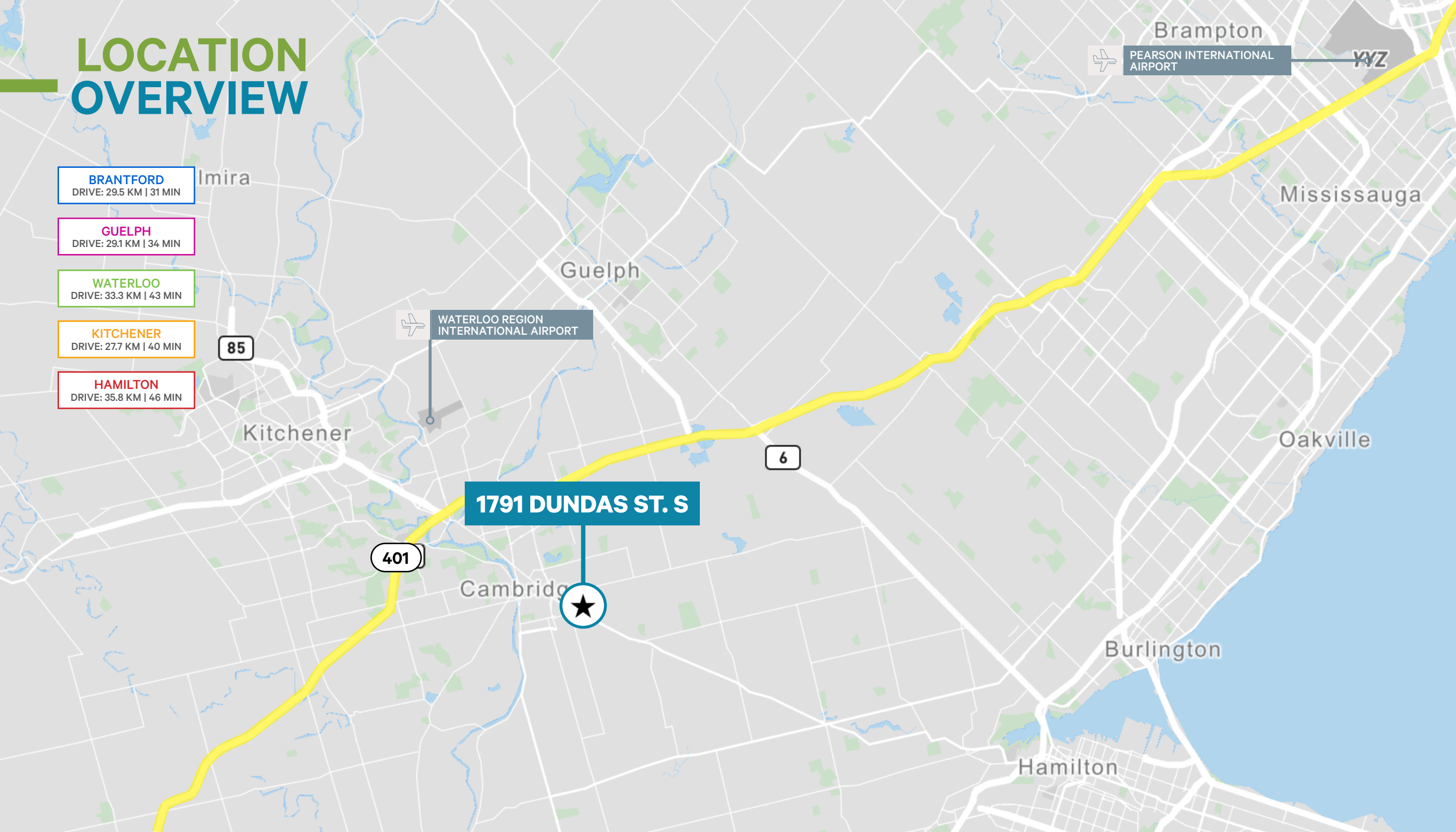
WATERLOO REGION
INTERNATIONAL AIRPORT



PEARSON INTERNATIONAL
AIRPORT

YYZ

1791 DUNDAS ST. S





Contact Us

Todd Cooney, SIOR**
Senior Vice President
+1 519 340 2315
todd.cooney@cbre.com

Martin Cote*
Vice President
+1 519 340 2317
martin.cote@cbre.com

David Medeiros**
Re/Max Sales Representative
+1 519 654 7653
david@remaxcentre.ca

Edward Seagram**
Vice President
+1 416 815 2377
edward.seagram@cbre.com

CBRE Limited, Brokerage | 72 Victoria Street S, Suite 200 | Kitchener, ON | N2G 4Y9 | *Sales Representative, **Broker

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors (“CBRE”). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the “Information”) has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient’s reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.