

SENIORS RESIDENCE | INCOME-PRODUCING ASSET WITH EXPANSION POTENTIAL

# 511 Queensville Sideroad

East Gwillimbury, Ontario L9N 0G1



Current state — licensed 20-bed seniors residence "Pleasant Valley Rest Home"

## PROPERTY & INCOME SNAPSHOT

**Lot area:**

13.91 acres

**Current zoning:**

RU Rural (RA rezoning contemplated, pre-consultation only)

**Licensed use:**

Group home, up to 20 residents (By-law 5054-16)

**Current occupancy:**

19 of 20 beds occupied

**Current gross monthly income:**

\$51,200

**Current gross annual income:**

\$614,400

**Asking price**

**\$3,500,000**

*Reflects income performance and site expansion planning underway*

## EXPANSION OPPORTUNITY

Pre-consultation stage — no application currently on file



Architectural rendering — proposed Phase 1 (concept, pending approval)

Architectural plans prepared by SG&M Architects have been developed for a proposed 48-unit / 68-resident, 3-storey retirement residence (Phase 1), with a further Phase 2 addition contemplated on the same site.

The property owner has held a pre-consultation meeting with the Town of East Gwillimbury regarding this concept. No formal Land Severance or Zoning By-law Amendment application is currently on file with the Town. The Lake Simcoe Region Conservation Authority (LSRCA) has requested supplementary technical studies (including hydraulic/floodplain analysis) as part of preliminary review. No approvals have been granted to date.

This information is provided for context only and does not represent a guarantee of approval, timeline, or future value. Prospective buyers are encouraged to conduct independent due diligence with the Town of East Gwillimbury and LSRCA regarding project status and approval likelihood.