

CBRE

Southern Ontario
Investment Team



BLOCK 105 WILLIAM STREET

— ELMIRA, ON —

APPROVED MULTI-RESIDENTIAL DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

CBRE Southern Ontario Investment Team (“CBRE”) is pleased to offer for sale Block 105, William Street (the “Property” or the “Site”), a ±2.11 acre medium density development opportunity in Elmira, Ontario. The Property is zoned Residential Zone (R-6A), permitting various built form typologies. Preliminary development concepts illustrate the Site’s potential for diverse built forms, with concepts ranging from townhouses and stacked townhouses to apartments, yielding up to 102 residential units.

Located within an established subdivision minutes to quaint downtown Elmira, this greenfield Site enjoys proximity to schools, parks and boutique shopping. The Property boasts convenient access to various greenspaces, situated a short distance from Elmira Golf Club and Woolwich Memorial Centre. Located just 10 minutes to Kitchener-Waterloo via Highway 85, the community of Elmira is a strong satellite market to the tri-cities and offers small town charm with proximity to major city amenities.





INVESTMENT HIGHLIGHTS

MEDIUM-DENSITY DEVELOPMENT OPPORTUNITY

The preliminary development concept for the Property illustrates 3 blocks of row townhouses, totalling 15 units and 3 blocks of stacked townhouses, totalling 48 units. The Site's zoning permits a wide range of options, allowing for a built form of up to 8 storeys. The Site is approved for up to 102 multi-residential units. Apartment concepts are included herein.



INVESTMENT HIGHLIGHTS

PROVEN MARKET DEMAND

The Township of Woolwich is experiencing historically low rental market vacancy rate of just 1.7% as of 2024. The low vacancy rate indicates an urgent demand for rental units within the community.



INVESTMENT HIGHLIGHTS

IDEAL LOCATION

The Town of Elmira is strategically positioned in Southwestern Ontario, just a short commute to Kitchener-Waterloo (10 minutes), Guelph (29 minutes), Toronto (1 hour, 24 minutes), and London (1 hour, 24 minutes). The Site is located a short walk to downtown Elmira, a quaint strip featuring unique boutique shops.

The community offers a desirable mix of small town living and major amenities. The Town enjoys roadside farmer's markets and an extensive system of walking trails, as well as grocery stores, chain retail stores, and popular restaurants.

PROPERTY SUMMARY

ADDRESS:

Block 105, William Street

TOTAL AREA:

±2.11 Acres

FRONTAGE:

328 ft

APPROVED OFFICIAL PLAN

Residential & Ancillary

APPROVED ZONING:

Residential Zone (R-6A)

EXISTING CONDITIONS:

Vacant Greenfield

PRICE:

\$4,500,000





SHOPPERS
DRUG MART

Elmira Donuts
& Deli

SUBWAY

BEER
STORE

DOWNTOWN ELMIRA

INDUSTRIAL PARK
BASEBALL DIAMOND

Woolwich
Memorial Centre

Lion's Hall

Elmira Farmer's
Market



Riverside Public
School

COUNTRY CLUB ESTATE DRIVE

WILLIAM STREET

CHURCH STREET W

Elmira Golf Club

food
Basics

LCBO

FOODLAND



Tim Hortons



Stacked
PANCAKE BREAKFAST HOUR

Esso

Drive Times

Waterloo	20.3 Km 25 Min
Kitchener	21.6 Km 26 Min
Guelph	31.1 Km 33 Min
Cambridge	41.4 Km 45 Min

DOWNTOWN ELMIRA



GIBSON PARK

Elmira Farmer's Market

Riverside Public School

COUNTRY CLUB ESTATE DRIVE

CHURCH STREET W

WILLIAM STREET

Elmira Golf Club





BLOCK 105 WILLIAM STREET ELMIRA, ON

THE ADVISORS

Conor Eardley*

Sales Associate

+1 519 286 2004

conor.eardley@cbre.com

Martin Cote*

Vice President

+1 519 340 2317

martin.cote@cbre.com

Joe Benninger*, CCIM

Vice President

+1 519 340 2323

joe.benninger@cbre.com

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

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