

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.









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:

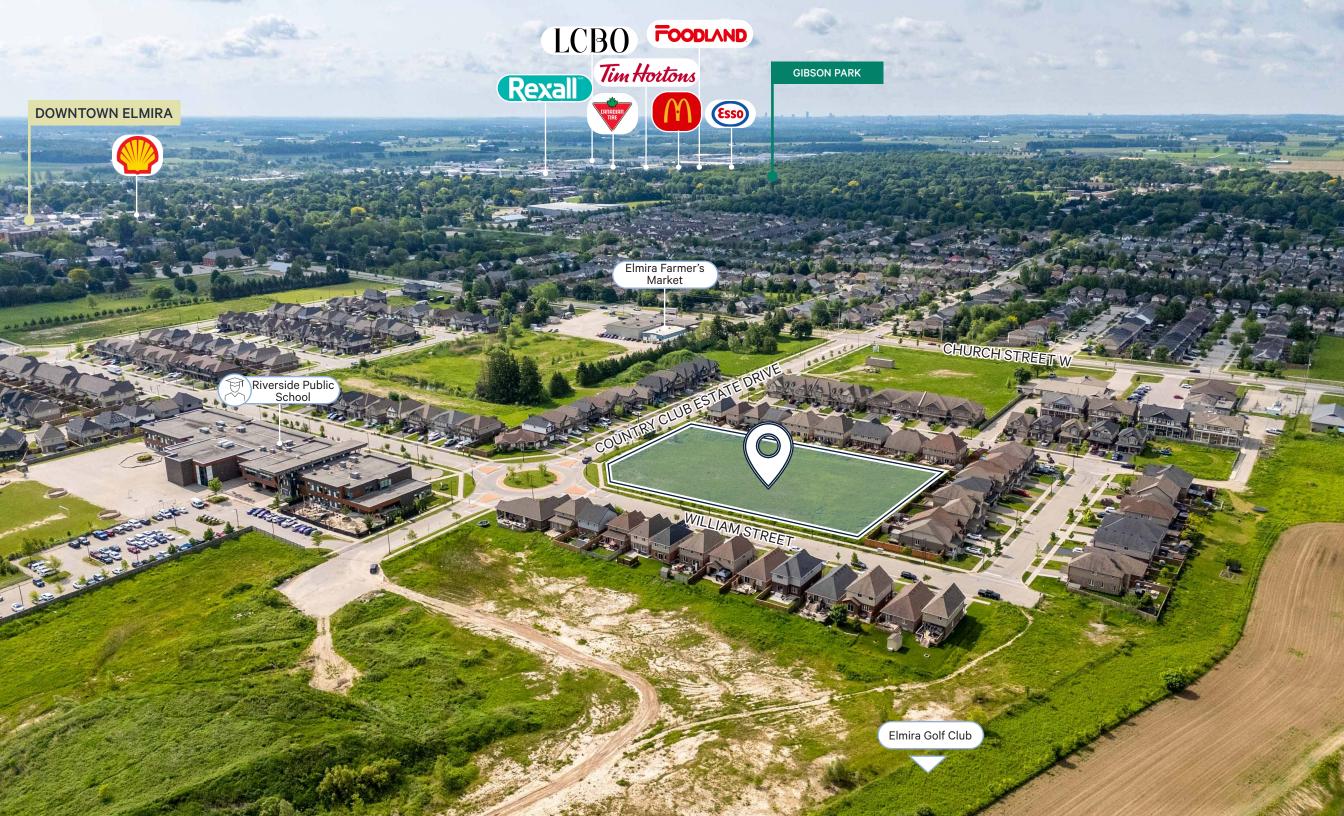
Vacant Greenfield

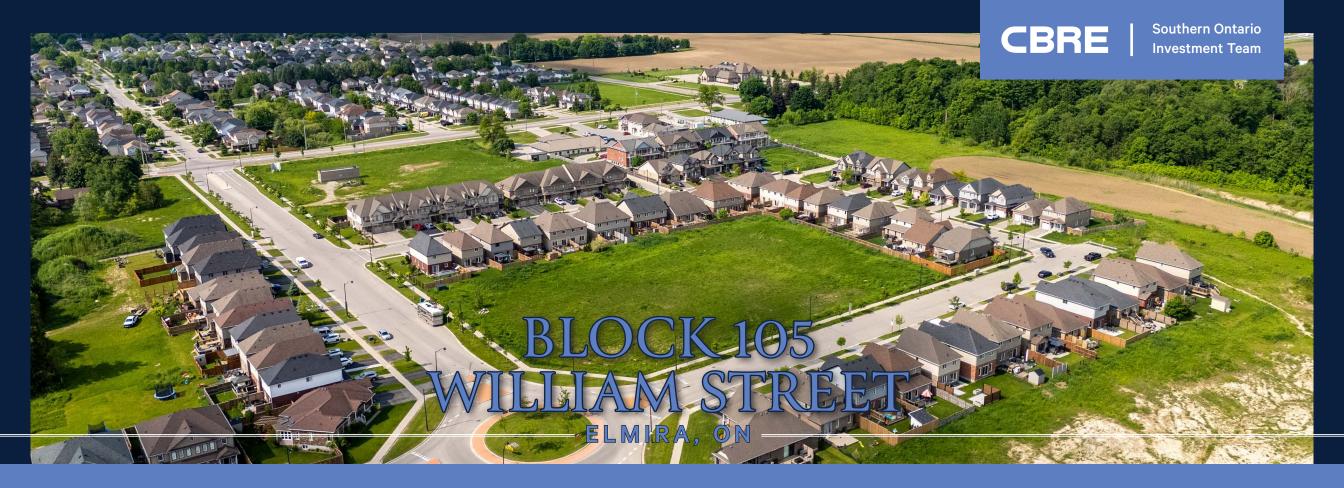
PRICE:

\$4,500,000









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