

Contact Listing Agents about possible deal terms



221

FOX STREET

PENETANGUISHENE, ONTARIO

FOR SALE

ZONED WITH DRAFT PLAN APPROVAL ANTICIPATED Q3 2025

EXECUTIVE SUMMARY

OFFERING AT A GLANCE

Cushman & Wakefield ULC (“C&W”) is pleased to offer for sale a fully zoned residential infill development opportunity located at 221 Fox Street, Penetanguishene, Ontario (the “Property” or “Site”). The proposed development consists of 88 townhouse units with a total GFA of ±198,397 square feet (sf).

Penetanguishene is located 1.5 hours north of Toronto on beautiful Georgian Bay. The Site is across the street from Foundry Cove Marina on Penetang Harbour and is surrounded by both established housing stock as well as a the newly built residential development of Champlain Shores.

PROPERTY DETAILS

| | |
|-----------------------------|---|
| Address | 221 Fox Street, Penetanguishene, Ontario |
| Site Area | ±27.56 acres |
| Development Status | Zoned and Approved (subject to appeal to be finalized Q3 2025) |
| Proposed Development | 88 – 2 storey townhouse condo units with ±25’ frontages |
| Average Unit Size | ±2,254 SF with flexibility |
| Services | Full municipal services may be accessed on the south side of the property at Beck Boulevard |
| Total GFA of Project | ±198,397 SF |
| Zoning (By-law No. 2003-14) | Development |
| Official Plan | Neighbourhood Residential |
| PINS | 584360077 and 584360076 |
| Asking Price | \$3,400,000 |

SUBMISSION GUIDELINES

The Property is being offered on a priced basis. Interested purchasers will be required to execute and submit the Seller’s form of Confidentiality Agreement prior to receiving information on the Offering. Offers will be reviewed upon receipt. All inquiries and offers should be addressed to the attention of Trevor Henke and Raymond Habets at the address provided.



SUBMISSIONS

Offers are to be submitted to the listing team at:

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INVESTMENT HIGHLIGHTS

Desirable Waterfront Community

Penetanguishene is a popular waterfront community located on Georgian Bay just 1.5 hours north of Toronto. 221 Fox Street is a large “infill” site within both an established residential area of Penetanguishene and adjacent to the new Champlain Shores residential development. Village Square Mall (Foodland/LCBO/Tim Hortons/banks) is within a 5-minute drive as well as an 8-minute drive to Downtown Midland and all types of big box shopping.

In the summer there are 5 marinas for boating the Great Lakes exploring the 30,000 Island National Park as well numerous beaches, golf courses and hiking trails. In the winter, kilometers of snowmobiling trails and ice fishing on Georgia Bay are popular. Penetanguishene is also home to the annual Winterama Festival which is Ontario’s long running winter carnival dating to 1948.

Rotary Park at the centre of Town boasts trails, an amphitheater, splash pad, beach volleyball, skate park, dog park and other family amenities.

The Town Dock is a 20-minute walk and is host to a weekly summer farmers market, the World Famous Dock Lunch, and family events all year long. Boat cruises are available on the Georgian Legacy to explore Penetang Bay and the Great Lakes. Huronia Park, a sandy beach with play area and washrooms a short walk from the Property. Discovery Harbour and the King’s Wharf Theatre are located 1.4 kms from the Property, accessible through a park at the end of Fox Street.

The “Overhead Bridges” Trail, which is a 10-minute ride, is part of the Simcoe Forest Trail with connections to the Tiny Rail Trail and the Tay Shore Trail; all making up a beautiful and long stretch of the Trans Canada Trail. All of which make Penetanguishene an attractive living environment for all ages.

Housing Market and Infrastructure

Since September 2024, there has been an increase in new home sales centre opening throughout the GTA and secondary markets. While the cost of housing remains high, the gradual lowering of interest rates and increased market confidence has seen positive effects on the new housing market. Water/sewer infrastructure and capacity are barriers to development for many regions in Ontario. The cost to construct the infrastructure is high and is mostly developer driven. The development benefit of 221 Fox Street is that the future buyer may connect to full municipal services on the south side of the Property at Beck Boulevard.

Proposed Development

The project has obtained Zoning approval with Draft Plan Approval for the construction of 88 townhomes anticipated by Q3 2025. The 2 storey townhomes have approximately 25’ frontage and average 2,254 sq ft with flexibility.



AMENITIES

- 1 Champlain Shores
- 2 Huronia Park
- 3 James Keating Elementary School
- 4 St. Ann's Separate School
- 5 Saint-Louis Catholic Elementary School
- 6 St. Andrews Lake
- 7 Discovery Harbour

BECK BOULEVARD & PENETANG HARBOUR

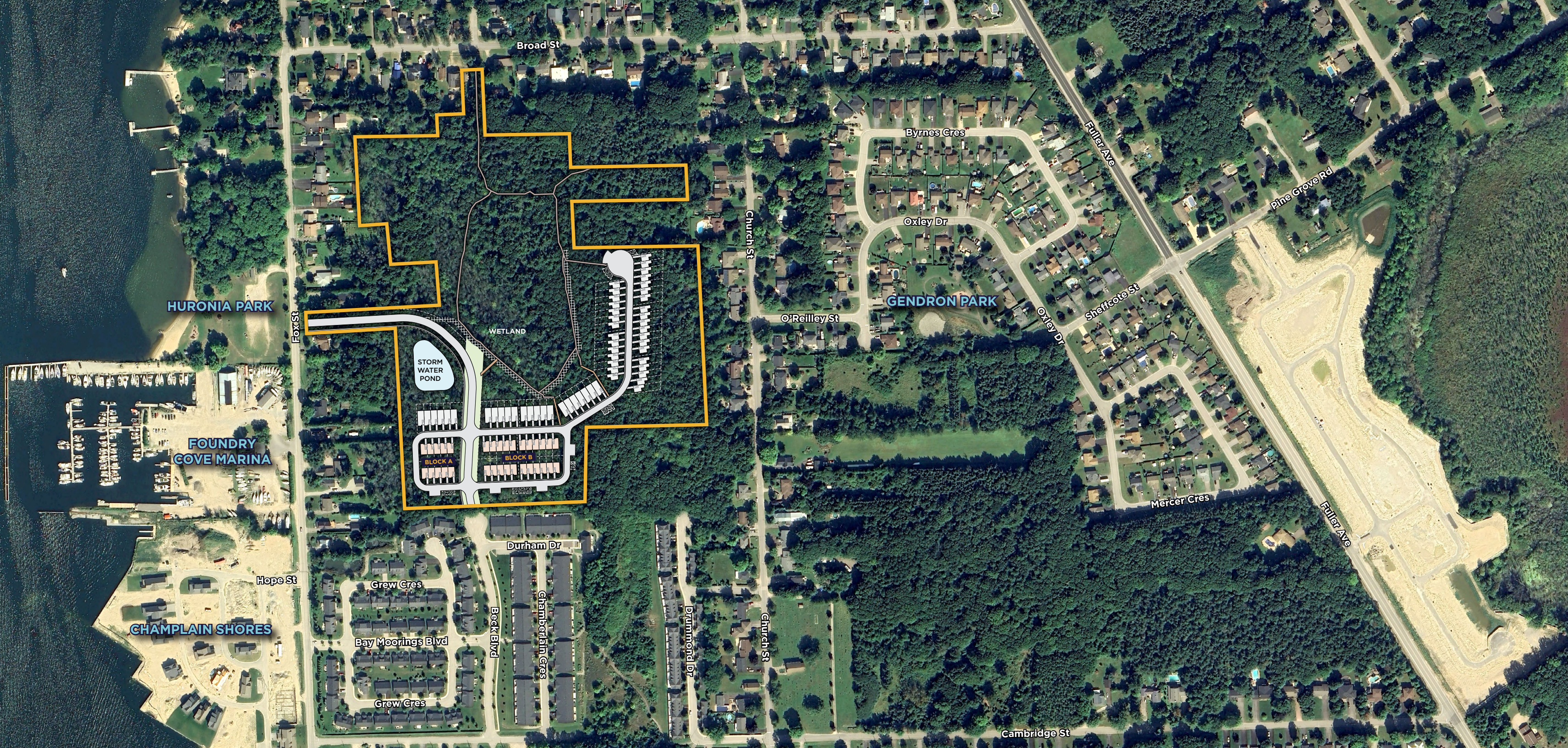
AERIAL IMAGES





SITE PLAN

88 TOWNHOMES
SWM POND
OPEN SPACE



SUBMISSION GUIDELINES

Prospective purchasers are invited to submit Offers to Purchase the Property through C&W for consideration of the Property.

The Offers to Purchase are encouraged to be submitted on the offer form provided by the Seller and available on C&W's virtual data room. Offers will be reviewed upon receipt. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser's ability and timeliness of closing, and proposed conditions, if any.

PRICE

The Property is offered for sale at a price of \$3,400,000.

Exclusive Advisors

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