



CBRE

HIGHWAY 26

HARBOUR ST W

DAWSON DR

KIMBERLY LN



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PROPERTY VIDEO



# 12 HARBOUR STREET WEST

A VILLAGE COMMUNITY | COLLINGWOOD, ON

FINAL PHASE OF BALMORAL VILLAGE

ZONING APPROVED FOR 5 STOREY MIXED USE RESIDENTIAL

**LAND**  
SPECIALISTS



# THE OFFERING

12 HARBOUR STREET WEST







CBRE Limited is pleased to offer 12 Harbour Street West located in the heart of Collingwood, Ontario for sale (the "Site" and/or "Property"). This Property offers ±1.156 acres of mixed-use development land and is the final phase of the master-planned community, Balmoral Village. The Site has approved site specific zoning, R4-3 allowing for a 5-storey mixed use residential development combining ground floor retail space, second floor office space and 3 floors of residential dwellings. Balmoral Village offers a variety of graduated residential housing and amenities tailored to serve an aging demographic and allowing residents to Age in Place. Surrounding infrastructure of the master-planned community has been built and is existing. There are a multitude of amenities in the immediate area including Cranberry Mews, which has 32 retail stores and The Collingwood Centre, which is a large shopping plaza host to grocery stores, department stores, clothing stores, restaurants and more. The Site has direct linkage to the Georgian Trail system, which runs adjacent to the rear of Balmoral Village. The Georgian Trail system has over 100km of walking, bicycling and recreational trails spanning across Collingwood. The Property is also a 10-minute drive from downtown Collingwood, and The Blue Mountains, including Blue Mountain Village and Ski Resort. This Site offers a true infill mixed-use development to complete a multi-phase master-planned community in Collingwood.

## PROPERTY DETAILS & OVERVIEW

Total Area	± 1.156 acres
Location	Highway 26 & Harbour St W
Zoning	R4-3 (Site Specific)
Development Concept	5-storey mixed use residential building



## PROPERTY HIGHLIGHTS

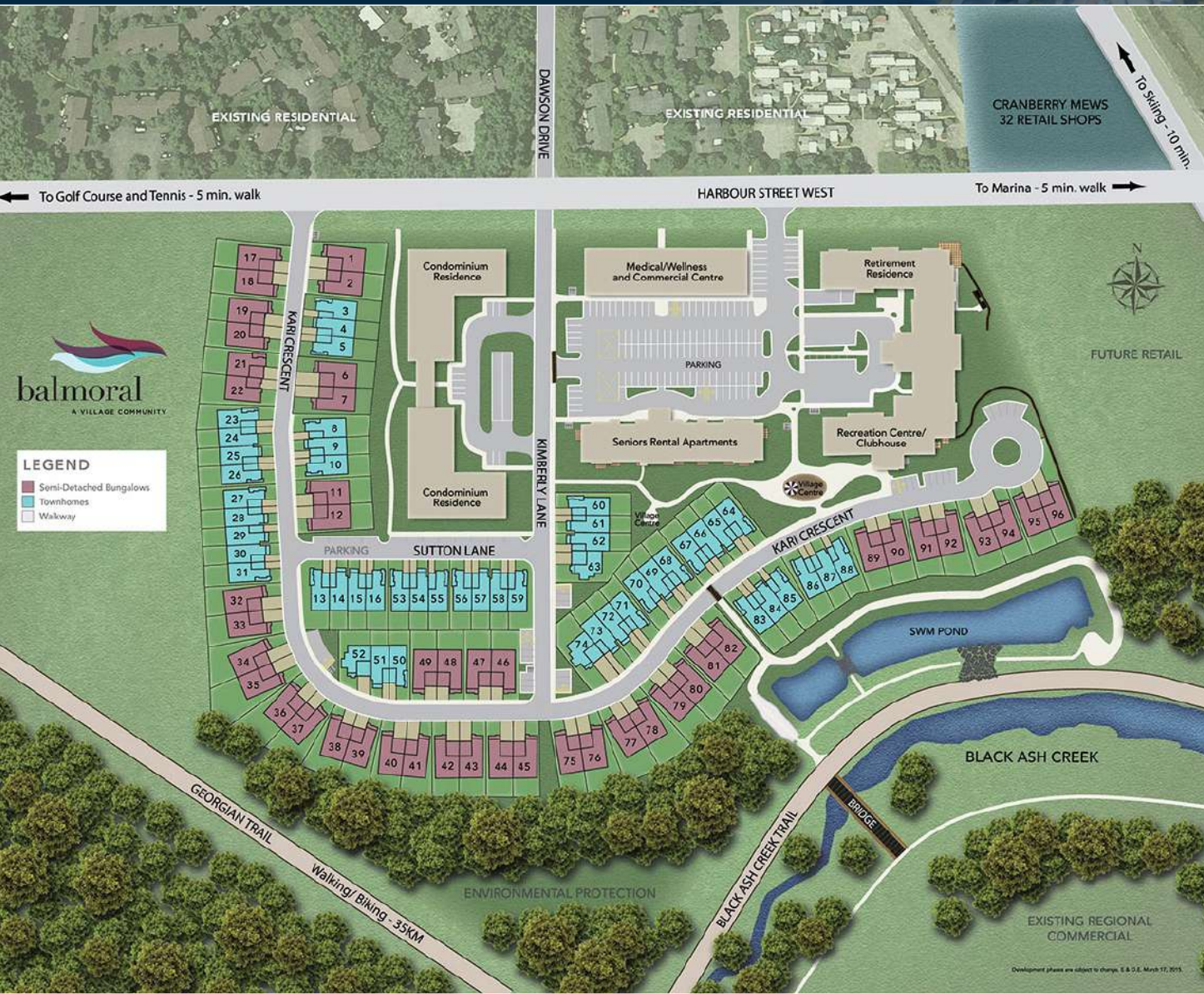
-  True mixed use residential infill development site
-  Substantial technical reports already complete
-  Master-plan infrastructure built & existing
-  Vendor has been involved since conception
-  Flexibility in layout, unit breakdown & uses
-  Rental & for sale condominium optionality



# OVERVIEW OF BALMORAL VILLAGE

Balmoral Village is an innovative vision in holistic, balanced living for forward thinking people in their maturing years. Located in the stunning four-season Collingwood area, Balmoral Village is the only community of its kind; the only community that accommodates every stage of life for those who are 55 and older. In this environment, residents can smartsize as they age and require further wellness or medical services.

Balmoral Village is well-located with convenient access to a variety of nearby amenities including, The Cranberry public golf course and the marina, which are both a 5-minute walk from the Site. Both Blue Mountain Village and downtown Collingwood are a 10 minute drive from the Site. Balmoral village is also serviced by Collingwood public transit.



FOR MORE INFORMATION ABOUT BALMORAL VILLAGE, [CLICK HERE TO VISIT THE WEBSITE](#)



## THE MULTI-PHASED DEVELOPMENT INCLUDES:

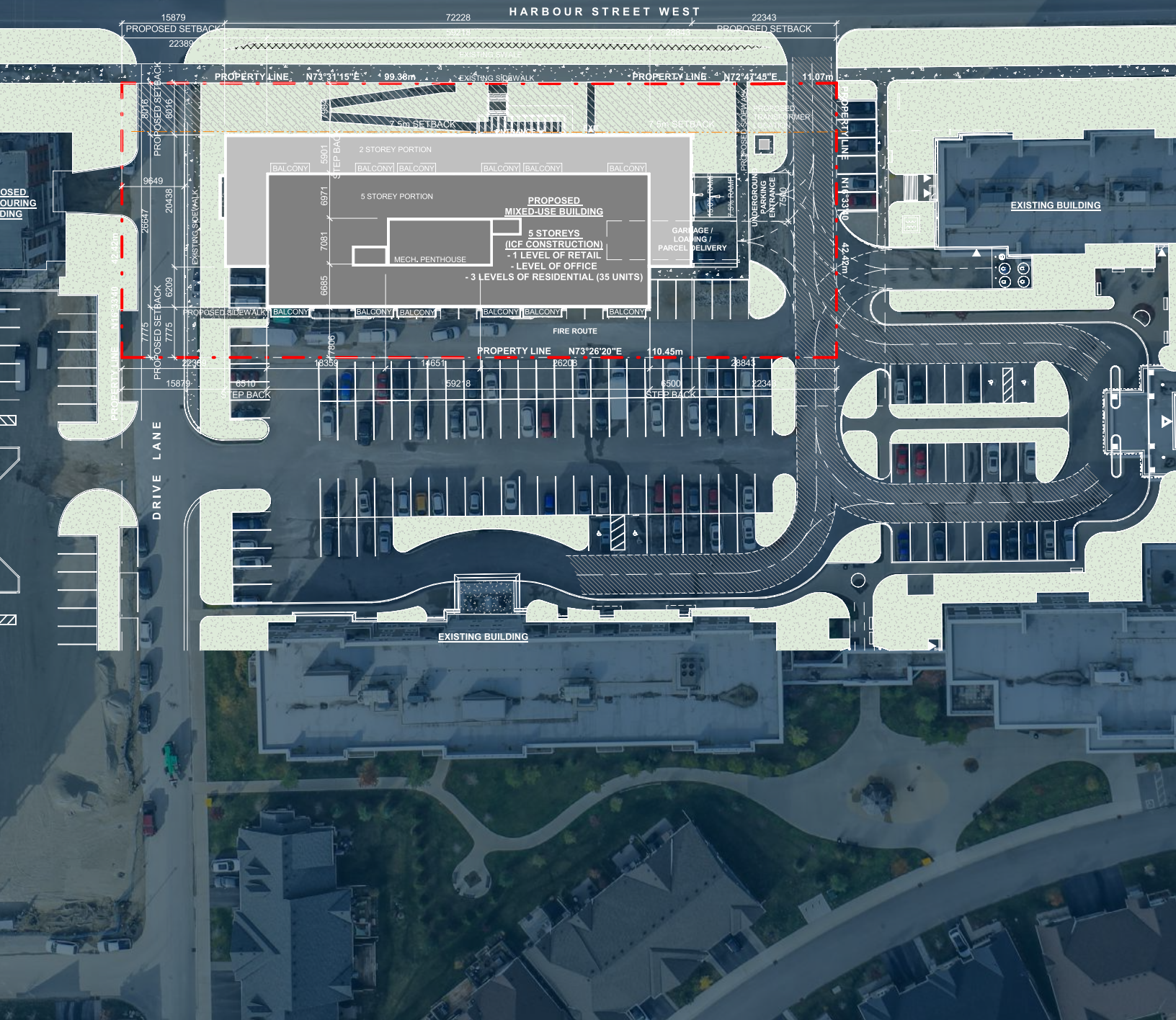
- 96 semi detached bungalows and townhomes.
- 129 Condominiums in a five storey mid rise building with underground parking.
- 50 rental apartments.
- 130 suite Retirement Residence with independent and assisted living suites.
- 8,000 sq. ft. Clubhouse that features state-of-the-art fitness equipment, a swimming pool and Therapeutic Pool for aquatic therapy, fitness and recreation rooms, and a variety of wellness and social programs designed to keep residents active, healthy and entertained.
- Proposed Medical/Commercial Centre (proposed to be included in the Subject Site)



# THE DEVELOPMENT

Zoning approved for a 5-storey mixed-use development integrating retail, office and residential space

## SITE PLAN



### PROPOSED BUILDING DATA

No. of Units	35 units	Building Coverage	19,896 sq. ft.
Gross Floor Area (GFA)	91,722 sq. ft.	Commercial/Retail Area	21,287 sq. ft.
Gross Floor Area (GFA) excluding parking	67,127 sq. ft.	Amenity Area (indoor)	0
No. of Storeys	5	Landscape Open Space (Shared with Blk 4)	11,974 sq. ft.
Building Height	63.3 ft. from AVG Grade		

### BUILDING AREAS

Level	Provided	GLA Retail/Office	GLA Residential
Underground	20,643 sq. ft.	-	-
Level 1 - Retail	11,580 sq. ft.	7,679 sq. ft.	-
Level 2 - Office	19,848 sq. ft.	13,608 sq. ft.	-
Level 3 - Residential	13,217 sq. ft.	-	11,708 sq. ft.
Level 4 - Residential	13,217 sq. ft.	-	11,708 sq. ft.
Level 5 - Residential	13,217 sq. ft.	-	11,708 sq. ft.
<b>Total</b>	<b>91,722 sq. ft.</b>	<b>21,287 sq. ft.</b>	<b>35,124 sq. ft.</b>

GFA (without underground) = 67,127 sq. ft.

### COMMERCIAL UNIT DATA

Level 1 - Retail		Level 2 - Office	
Retail A	4,906 sq. ft.	Office A	1,703 sq. ft.
Retail B	1,216 sq. ft.	Office B	1,517 sq. ft.
Retail C	1,557 sq. ft.	Office C	3,573 sq. ft.
		Office D	2,430 sq. ft.
		Office E	4,385 sq. ft.
<b>Total = 21,287 sq. ft.</b>	<b>7,679 sq. ft.</b>		<b>13,608 sq. ft.</b>

### VEHICLE PARKING DATA (PORTION OF WHICH IS SHARED WITH BLOCK 4)

Residential Parking	34 stalls (underground)
	10 stalls (surface)
	Total Residential: 44 stalls
Barrier Free Parking	3 stalls (included in above)
Commercial Parking	63 stalls (surface)
<b>Total</b>	<b>107 stalls</b>

Total stalls provided on Block 3 = 65 (34 underground, 31 surface)  
Total surplus stalls on Block 4 = 42 (surface)

### RESIDENTIAL UNIT DATA

Type	Quantity	Area Range
1 Bedroom	2 units	870 sq. ft.
1 Bedroom + Den	17 units	850 - 870 sq. ft.
2 Bedroom	14 units	1,100 - 1,187 sq. ft.
2 Bedroom + Den	2 units	1,398 - 1,441 sq. ft.
<b>Total</b>	<b>35 units</b>	



# NEARBY SALES

## BALMORAL VILLAGE UNITS SALE

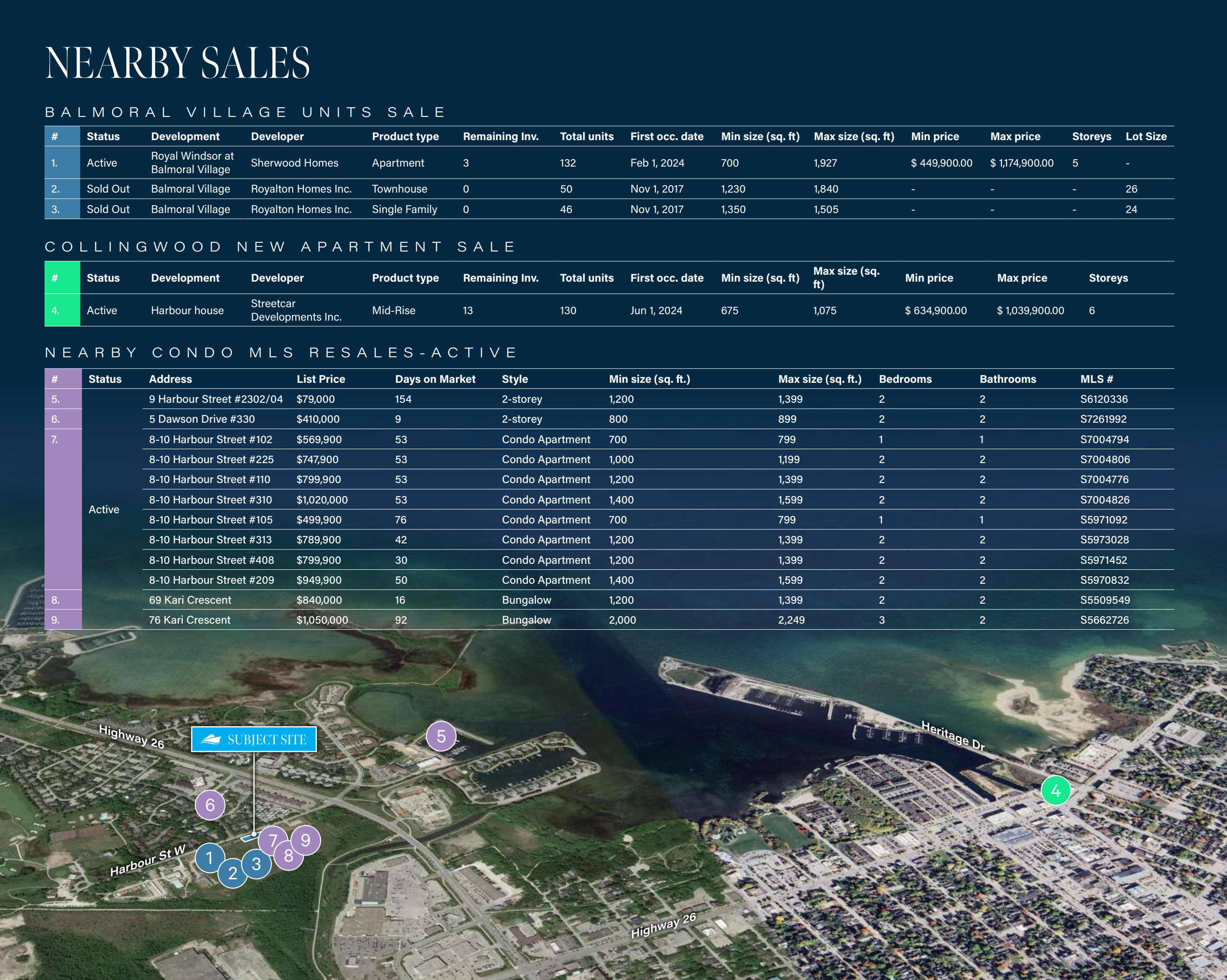
#	Status	Development	Developer	Product type	Remaining Inv.	Total units	First occ. date	Min size (sq. ft)	Max size (sq. ft)	Min price	Max price	Storeys	Lot Size
1.	Active	Royal Windsor at Balmoral Village	Sherwood Homes	Apartment	3	132	Feb 1, 2024	700	1,927	\$ 449,900.00	\$ 1,174,900.00	5	-
2.	Sold Out	Balmoral Village	Royalton Homes Inc.	Townhouse	0	50	Nov 1, 2017	1,230	1,840	-	-	-	26
3.	Sold Out	Balmoral Village	Royalton Homes Inc.	Single Family	0	46	Nov 1, 2017	1,350	1,505	-	-	-	24

## COLLINGWOOD NEW APARTMENT SALE

#	Status	Development	Developer	Product type	Remaining Inv.	Total units	First occ. date	Min size (sq. ft)	Max size (sq. ft)	Min price	Max price	Storeys
4.	Active	Harbour house	Streetcar Developments Inc.	Mid-Rise	13	130	Jun 1, 2024	675	1,075	\$ 634,900.00	\$ 1,039,900.00	6

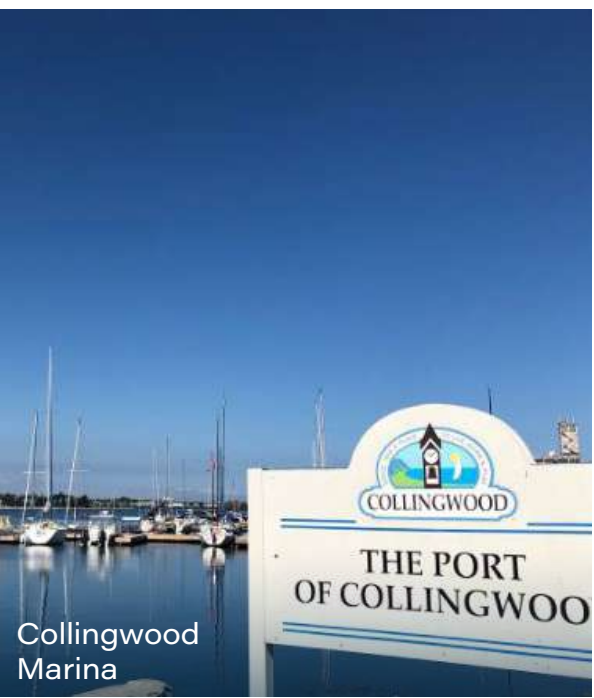
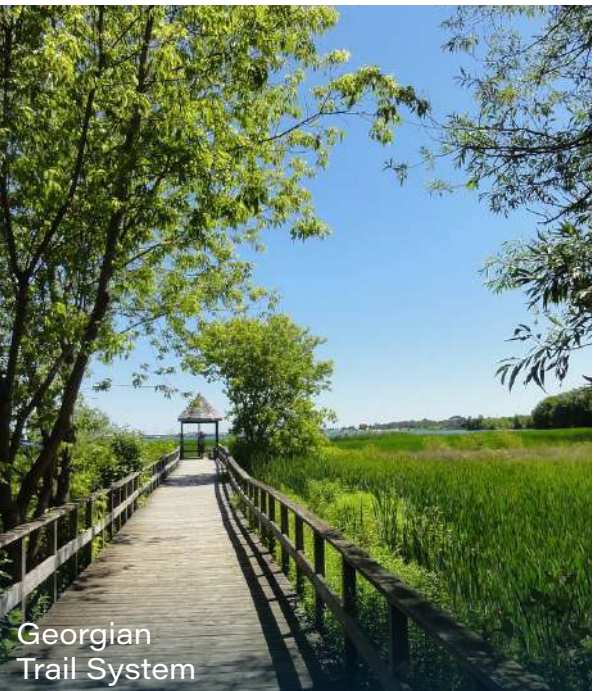
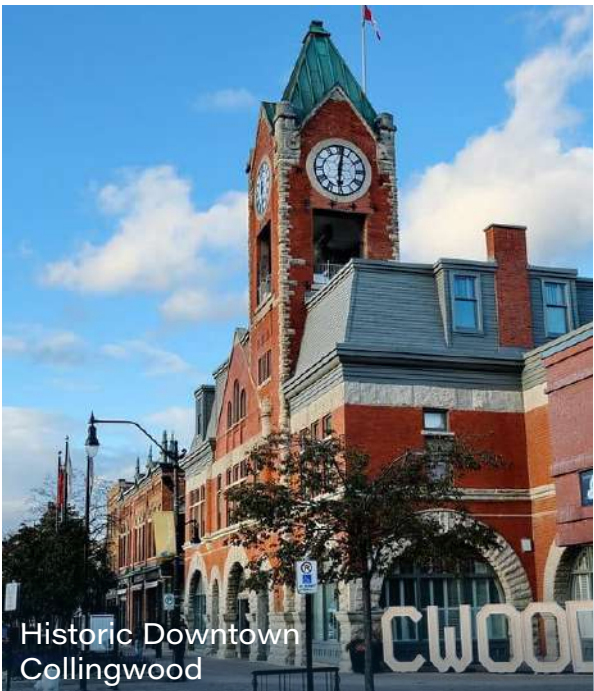
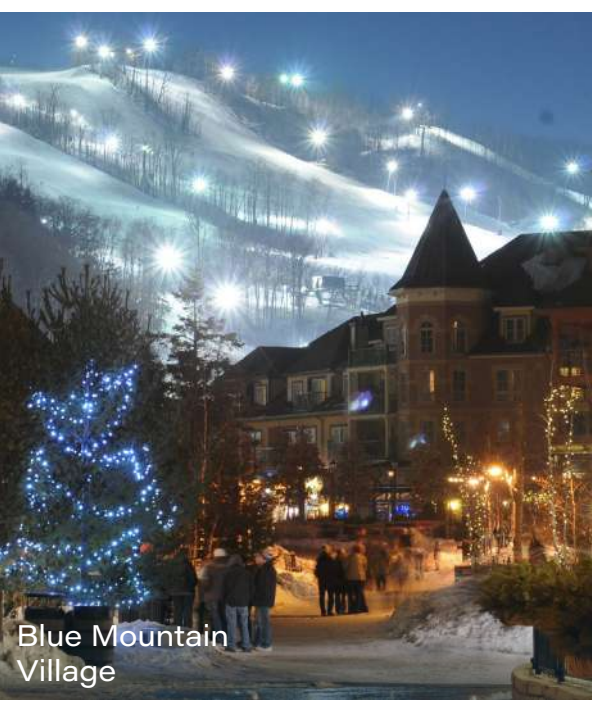
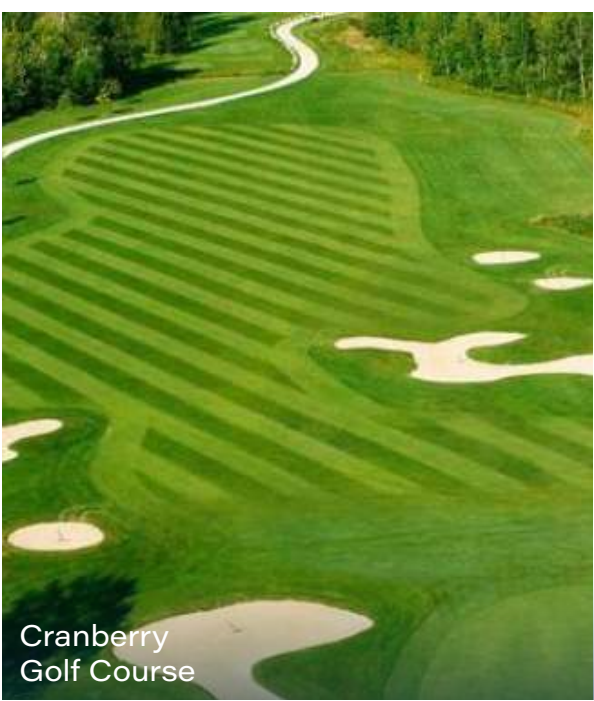
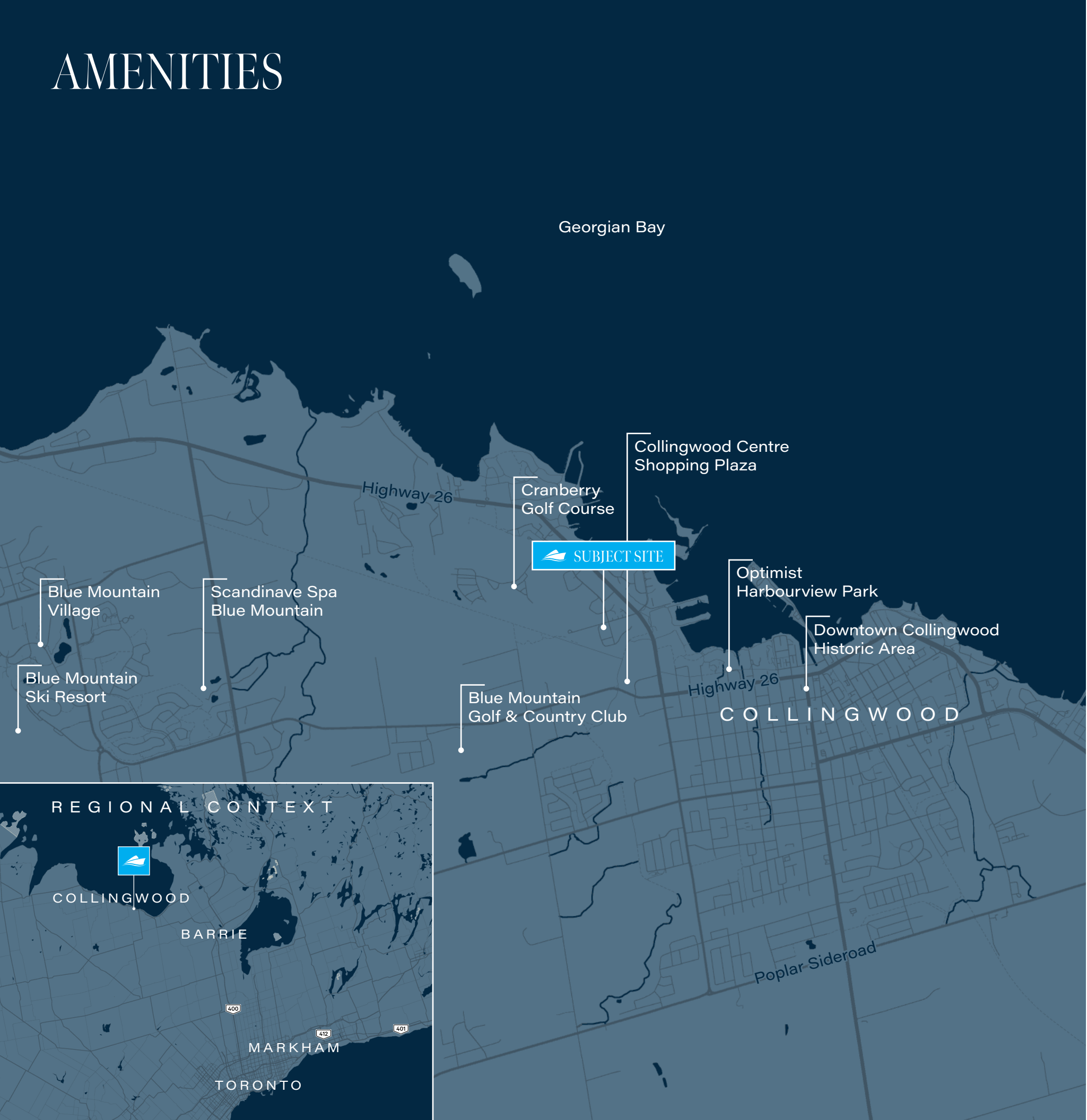
## NEARBY CONDO MLS RESALES - ACTIVE

#	Status	Address	List Price	Days on Market	Style	Min size (sq. ft.)	Max size (sq. ft.)	Bedrooms	Bathrooms	MLS #
5.	Active	9 Harbour Street #2302/04	\$79,000	154	2-storey	1,200	1,399	2	2	S6120336
6.		5 Dawson Drive #330	\$410,000	9	2-storey	800	899	2	2	S7261992
7.		8-10 Harbour Street #102	\$569,900	53	Condo Apartment	700	799	1	1	S7004794
		8-10 Harbour Street #225	\$747,900	53	Condo Apartment	1,000	1,199	2	2	S7004806
		8-10 Harbour Street #110	\$799,900	53	Condo Apartment	1,200	1,399	2	2	S7004776
		8-10 Harbour Street #310	\$1,020,000	53	Condo Apartment	1,400	1,599	2	2	S7004826
		8-10 Harbour Street #105	\$499,900	76	Condo Apartment	700	799	1	1	S5971092
		8-10 Harbour Street #313	\$789,900	42	Condo Apartment	1,200	1,399	2	2	S5973028
		8-10 Harbour Street #408	\$799,900	30	Condo Apartment	1,200	1,399	2	2	S5971452
		8-10 Harbour Street #209	\$949,900	50	Condo Apartment	1,400	1,599	2	2	S5970832
8.		69 Kari Crescent	\$840,000	16	Bungalow	1,200	1,399	2	2	S5509549
9.		76 Kari Crescent	\$1,050,000	92	Bungalow	2,000	2,249	3	2	S5662726





# AMENITIES







# 12 HARBOUR STREET WEST

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## DUE DILIGENCE

Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. Prospective purchasers seeking access are asked to complete this offering's Confidentiality Agreement electronically using the CA submission button below:

The following technical reports are available:

- Reference Plan & Survey
- Balmoral Village & Development Concept
- Record of Site Condition
- Title Documents
- Engineering Reports
- Environmental Reports
- Aerials

[CLICK HERE TO SUBMIT CA](#)

## OFFERING PROCESS

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire an interest in the Property. All offers are requested to be submitted electronically to:

Jason Child\*  
Senior Vice President  
T: +1 416 495 6249  
E: [jason.child@cbre.com](mailto:jason.child@cbre.com)



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ASKING PRICE  
**\$ 2 , 9 0 0 , 0 0 0**

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**LAND  
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\*Sales Representative \*\*Broker | All Outlines Are Approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave E., Suite 800, Toronto ON M2J 5B4

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