



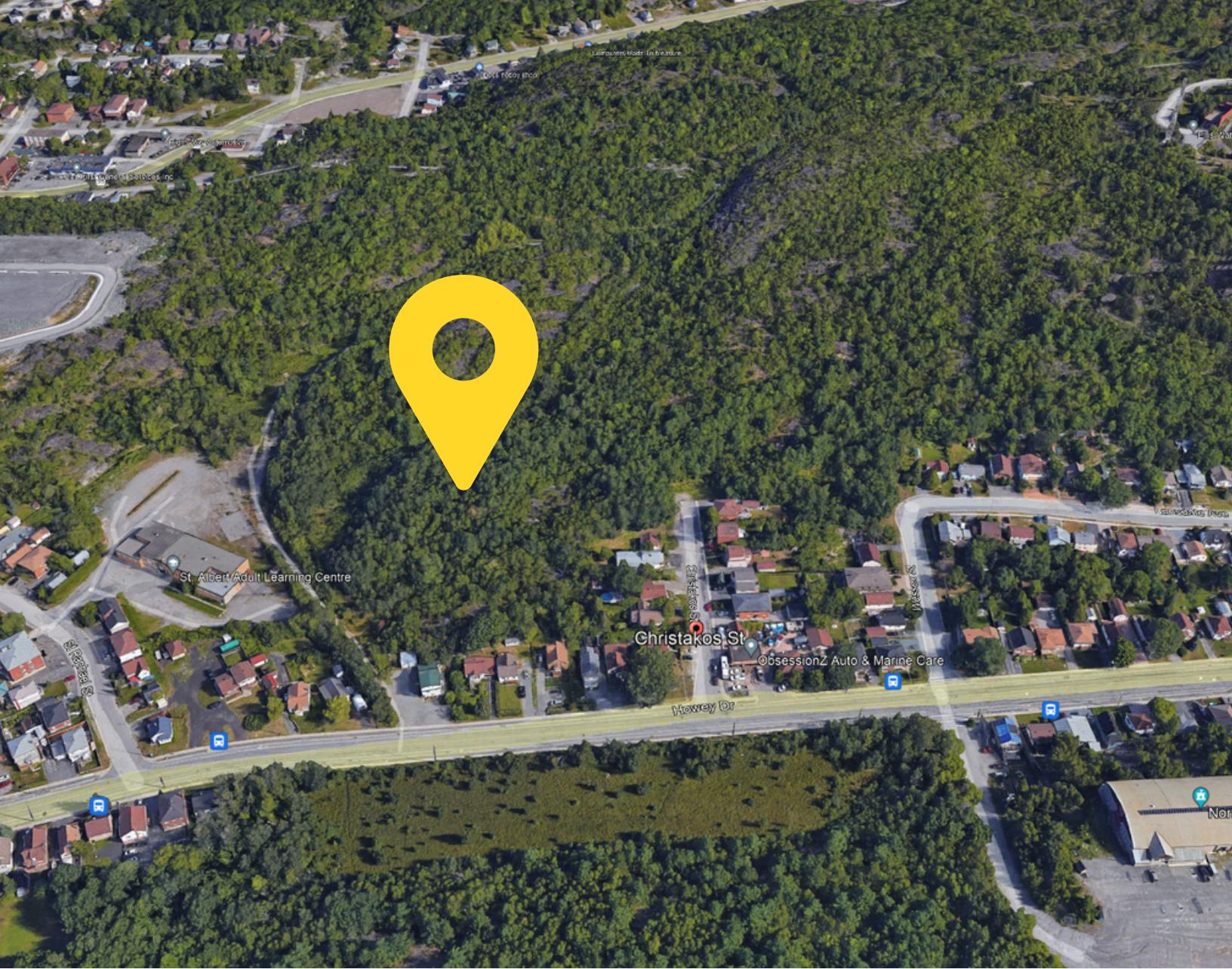
Listing Brochure

0 Christakos Street

PREPARED BY

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0 Christakos Street, Sudbury ON

- The property is designated Living Area 1 in the City of Greater Sudbury Official Plan, identified as "the primary focus of residential development". This designation supports a wide range of potential uses, including apartment buildings, condominiums, townhouses and even subdivision developments.
- The property features approx. 29 acres of land with FD "Future Development" Zoning, frontage on Howey Drive, Christakos, St. Raphael and Wessex Streets, and multiple potential connection points to municipal water and wastewater services.
- Ideally located, 0 Christakos is within walking distance of schools, shopping, grocery stores, restaurants, scenic trails, Lake Ramsey, Bell Park, and downtown Sudbury.
- With limited availability of serviced Living Area 1 lands in the City, 0 Christakos Street stands out as an exceptional opportunity to deliver much-needed residential development in a high-demand market.



0 Christakos - Vacant Future Development Land

Site Information

+ Location

Sudbury, Ontario

+ Property Size

Approx. 29 acres

+ Buildings

None.

+ Easements

Powerline, 760mm watermain and right-of-way for St. Albert.

+ Potential Development

Could be rezoned to low or medium density residential zonings.

+ Comments

The property is designated Living Area 1 in the City of Greater Sudbury's Official Plan, which is "seen as the primary focus of residential development", where "intensification and development is permitted". The property appears to be serviced with water and wastewater infrastructure and with transit available on Howey drive. The property has varied topography with potential for some stunning panoramic views.



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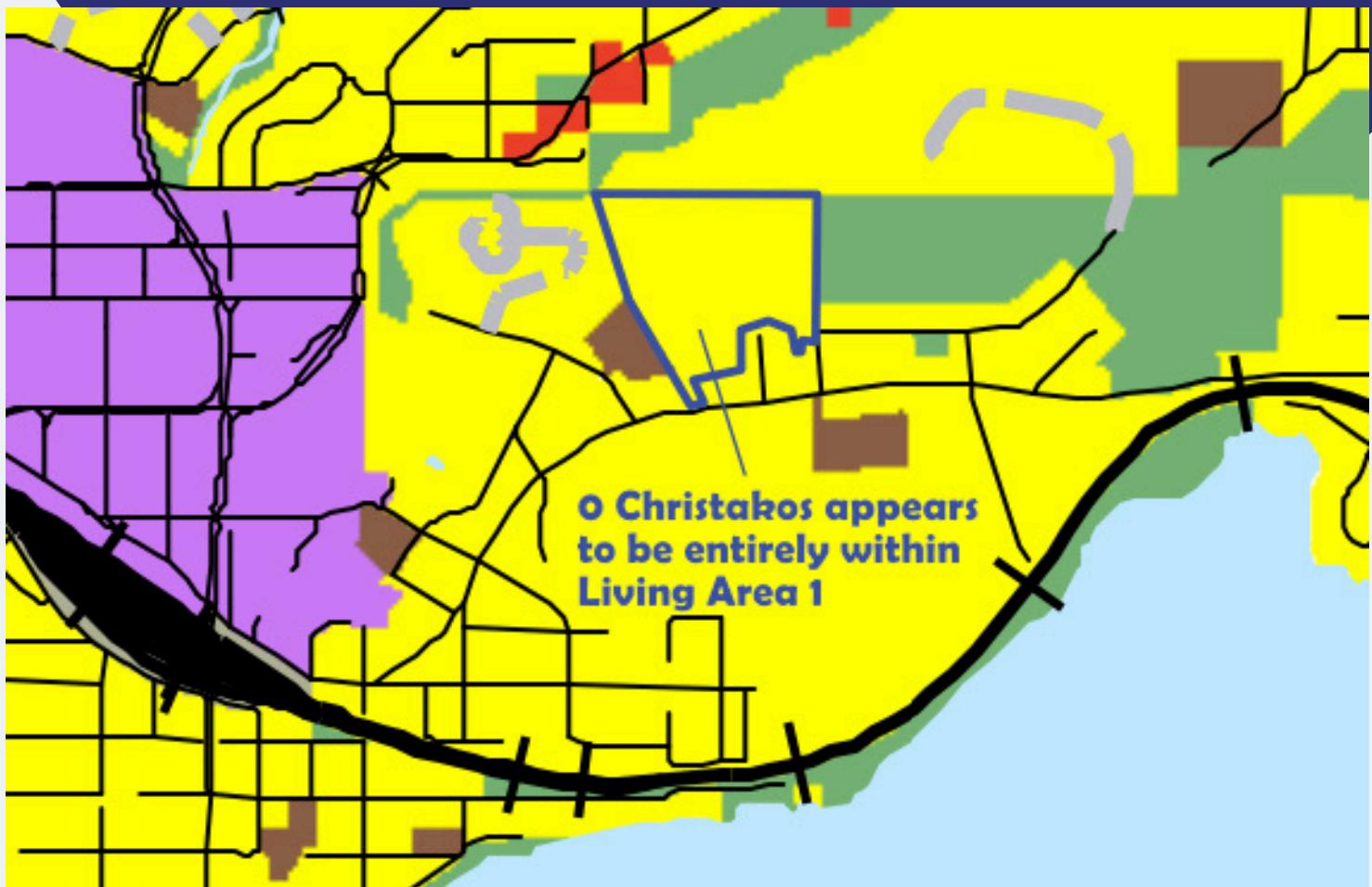


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Development Potential

Lands Designated Living Area 1 (Yellow)



From the City's Official Plan:

"Living Area I includes residential areas located in urbanized communities that are fully serviced by municipal water and sewer. Given the desire to utilize existing sewer and water capacity and reduce the impacts of unserviced rural development, Areas designated Living Area I in communities are seen as the primary focus of residential development."



Water/Wastewater Servicing

From the City's Open Data GIS Mapping



- The property appears to have access to water, wastewater, and stormwater connections at Howey Drive, Christakos Street, and Wessex street. There is also a 750mm watermain traversing the property.



0 Christakos Overview

- The property at 0 Christakos appears to have significant development potential due to its location, proximity of water/wastewater services, and Living Area 1 designation. Rezoning the property to R3-1 would permit a wide range of residential development opportunities and construction up to 5 storeys in height.
- The theoretical maximum number of units if the 29 acres of development land were subdivided with Low-Density Residential zoning (at a limit of 36 units/hectare) would be **422 units**, with semi-detached, triplex, fourplex, and single-family homes.
- The theoretical maximum number of units if 29 acres of development land are rezoned to R3 or R3-1 (Medium-Density Residential with a limit of 90 units per hectare) is **1055 units** which could be built in the form of apartments, condos, semi-detached homes, duplex dwellings, townhouses, or single-family homes.
- Our firm is available to support managing the rezoning process and any other required development applications for prospective buyers.

Corporate Profile



Why Choose Us

Mallette-Goring is Northern Ontario's premiere full-service Commercial & Investment Brokerage, providing bilingual service to clients since 1977. The firm's extensive service offering is focused on supporting Investors, Corporate Tenants, and Commercial Landlords across Greater Sudbury and the north.

With a combined 100+ years of industry experience, our team strives to service all client mandates on a consulting or brokerage (sales/leasing) basis.

Clients range from Institutional Investors and REITs to small investors, public sector, and corporate/small business.

"Chris is an essential part of our team when it comes to acquiring, leasing or selling any of our properties in the Sudbury area. Thank you for your knowledge, patience and professionalism. Looking forward to our future adventure."



Connie Hobbs

President, CLH Properties



An Experienced Team

Our team of seven acts as referring office and local representation for national and international firms such as Cushman & Wakefield, CBRE, Colliers, Avison Young, JLL, etc. on a variety of client mandates including Office, Retail, Restaurant, Industrial, and Multi-Unit Residential Investment.

Several of our team members are local "home-grown" brokers/agents who care about our community and are actively involved in the local development landscape. Our team has representation on the Greater Sudbury Chamber of Commerce, Downtown Sudbury BIA, Sudbury Real Estate Board, Development Liaison Advisory Committee, and other local boards/committees.



Client Care

With years of experience and a dedicated team, we take pride in helping each of our clients with their unique mandates. Leveraging our database, experience and market analysis, we strive to achieve every client's goals.



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Specialties & Areas of Focus

Greater Sudbury's go-to source for Commercial Leasing, Investment Sales, and Property Management since 1977.



Firm Specialties Include

- Acquisition & Disposition Advisement
- Market Analysis
- Asset Valuation Analysis
- Corporate Tenant Representation
- Corporate Relocation
- Lease Renewal / Restructure
- Strategic Advisement

Other areas of focus

- + Through our partners, our firm also offers Construction / Project Management and Property Management for residential and commercial properties across Greater Sudbury and Northern Ontario.
- + Our firm has also acted on behalf of lenders in Power of Sale mandates, portfolio disposition, strategic direction and estate planning as well as corporate restructuring.



Business Innovation

Collaborating to introduce new ideas, services, and opportunities to our clients and community.



Business Consultation

Public and private sector consulting to provide market analysis and investment / development support.



Business Solutions

Lease restructure mandates, Sublease/Assignment Agreements, lease buy-out negotiations, etc.



Mallette-Goring^{Inc.}
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