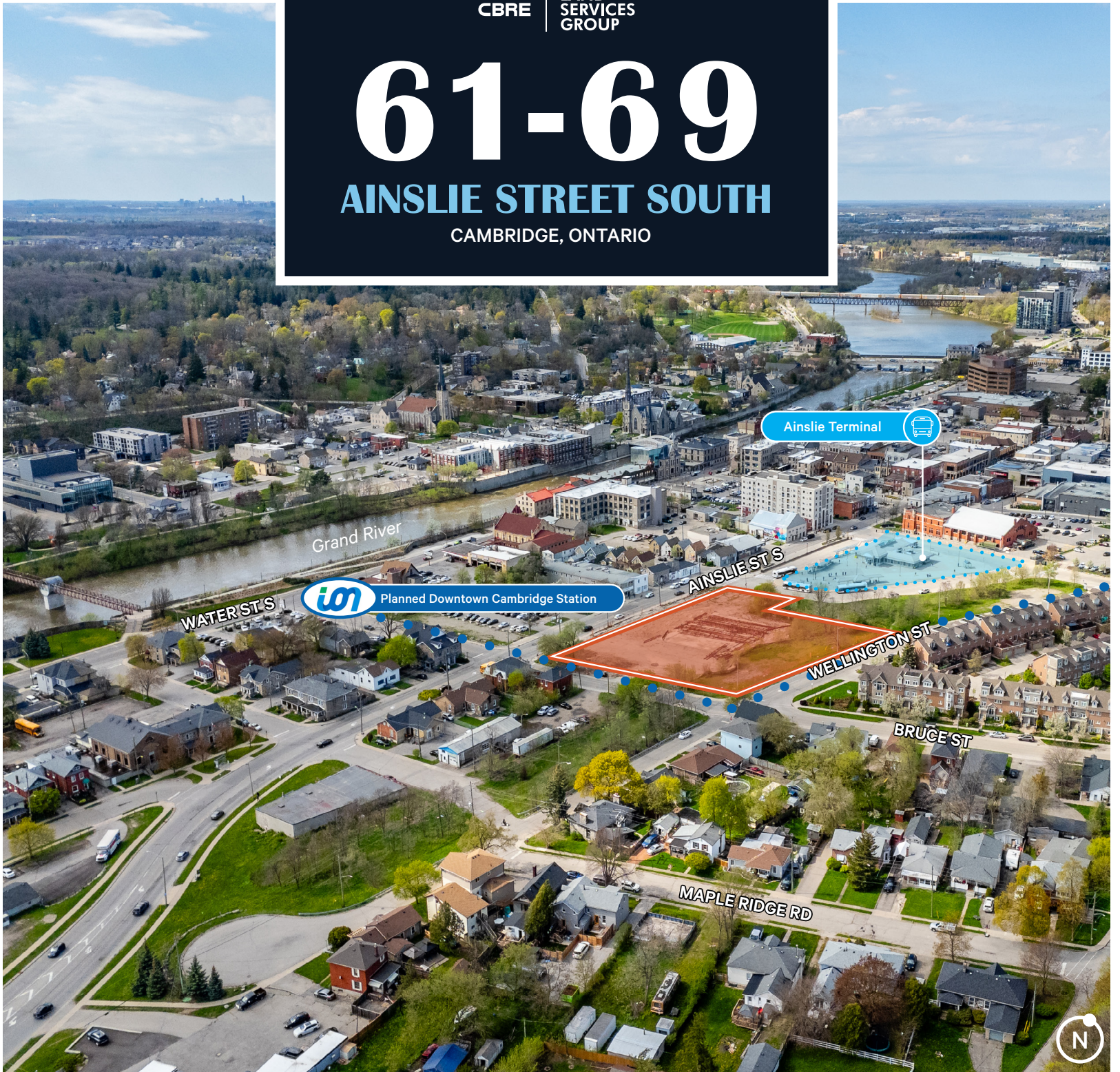


# 61-69

**AINSLIE STREET SOUTH**  
CAMBRIDGE, ONTARIO



# the OFFERING

CBRE's Southern Ontario Investment Team and Land Services Group, on behalf of B. Riley Farber Inc. as court-appointed receiver, are pleased to offer for sale 61-69 Ainslie Street South (the "Property" or the "Site"), a ±1.8 acre high-rise mixed-use development site in the Galt core area of Cambridge.

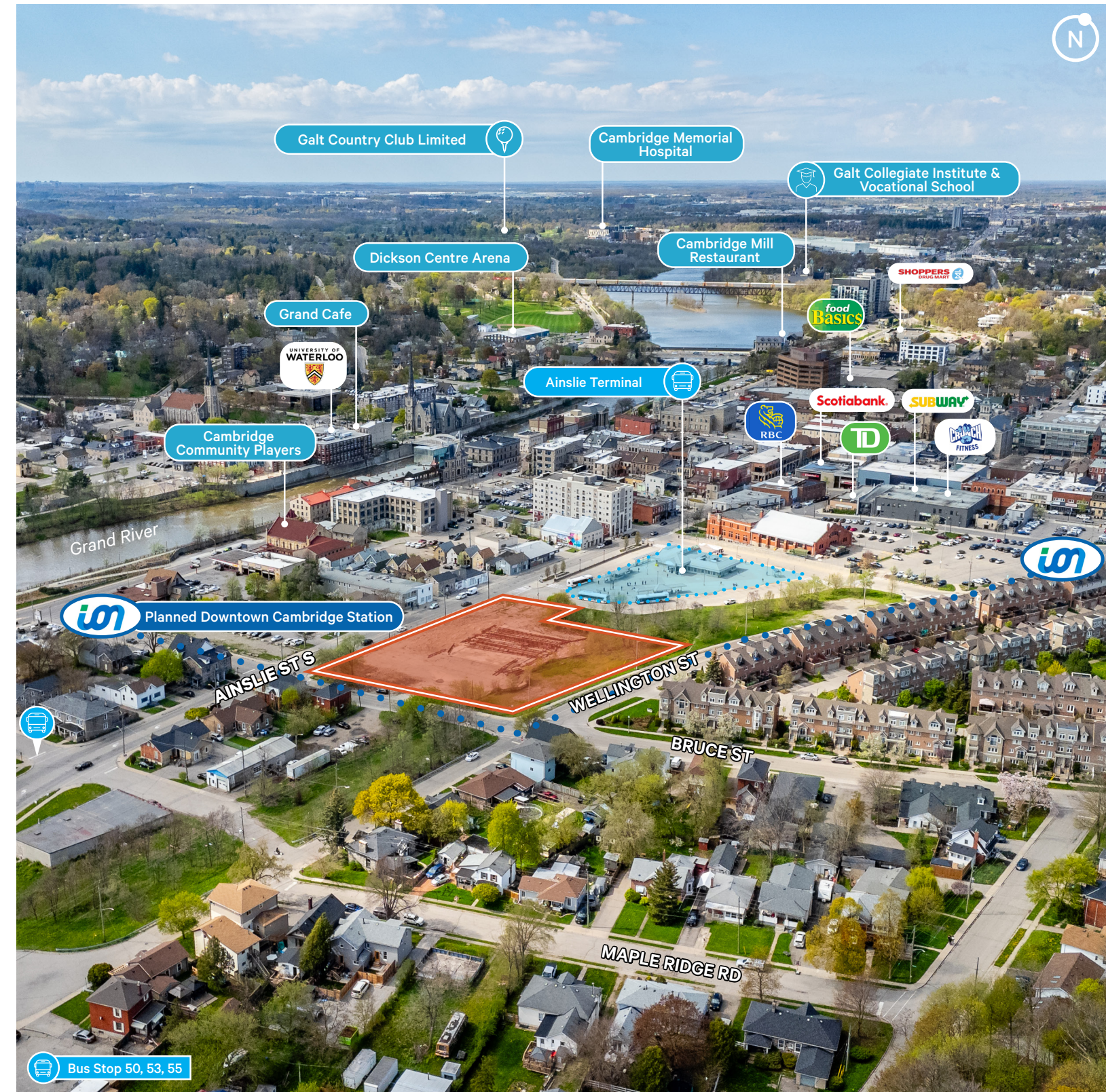
The Property enjoys a prime location within the vibrant Galt City Centre, in proximity to unique shops, cafes, restaurants, and retailers. The Site benefits from scenic Grand River views, with walking trails and green spaces just steps away. The Property boasts exceptional connectivity being adjacent to the Ainslie Bus Terminal, a short drive to the Highway 401 corridor, and 150 metres from the planned Phase 2 Downtown Cambridge LRT stop.

Both Official Plan and Zoning By-law Amendment applications have been submitted to the City of Cambridge and are currently under review to support the height and density requirements of the proposed development. For more information, please refer to the Confidential Information Memorandum (CIM) that is in the data room.

The proposed development envisions two high-rise towers, 18 and 21-storeys in height, connected by a 5-storey podium, with the ground floor dedicated to commercial uses. The development comprises ±399 residential units, structured parking with 340 spaces, and a total GFA of ±296,008 SF.

## property information

<b>SITE AREA:</b>	±1.8 Acres
<b>FRONTAGE:</b>	Ainslie Street S: ±347 ft Bruce Street: ±241 ft Wellington Street: ±265 ft
<b>OFFICIAL PLAN:</b>	Urban Growth Centre
<b>CURRENT ZONING:</b>	Commercial Use Class One & Residential Use Class One (F) C1RM1
<b>DRAFT ZONING:</b>	Site Core Mixed Use One (CMU1)
<b>SERVICING:</b>	The proposed development can be serviced through the existing sanitary and storm sewer systems adjacent to the Site. Stormwater management flow patterns for the development remain similar to existing conditions.
<b>ENVIRONMENTAL:</b>	Phase One and Phase Two Environmental Site Assessments have been completed. A Record of Site Condition has been filed and is available in the Property data room.





# PROPOSED DEVELOPMENT

## overview

### PROPOSED DEVELOPMENT SUMMARY

<b>HEIGHT</b>	North Tower: 21-Storays South Tower: 18-Storays Podium: 5-Storays
<b>YIELD</b>	±399 Residential Units
<b>GFA</b>	Residential: ±287,461 Commercial: ±8,547 SF Total: ±296,008 SF
<b>STRUCTURED PARKING</b> (within 1 level of underground parking)	Residential: ±305 Spaces (0.77 SPU) Total: ±340 Spaces

### POTENTIAL SUITE BREAKDOWN

SUITE TYPE	No. of Units
STUDIO	13
1 BEDROOM	197
1 BEDROOM + DEN	4
2 BEDROOM	161
2 BEDROOM + DEN	3
3 BEDROOM	21
<b>TOTAL</b>	<b>399</b>



# nearby AMENITIES

## ● retail

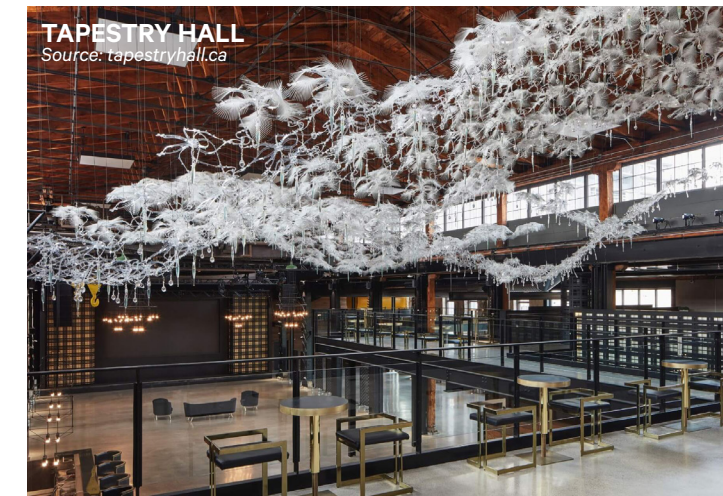
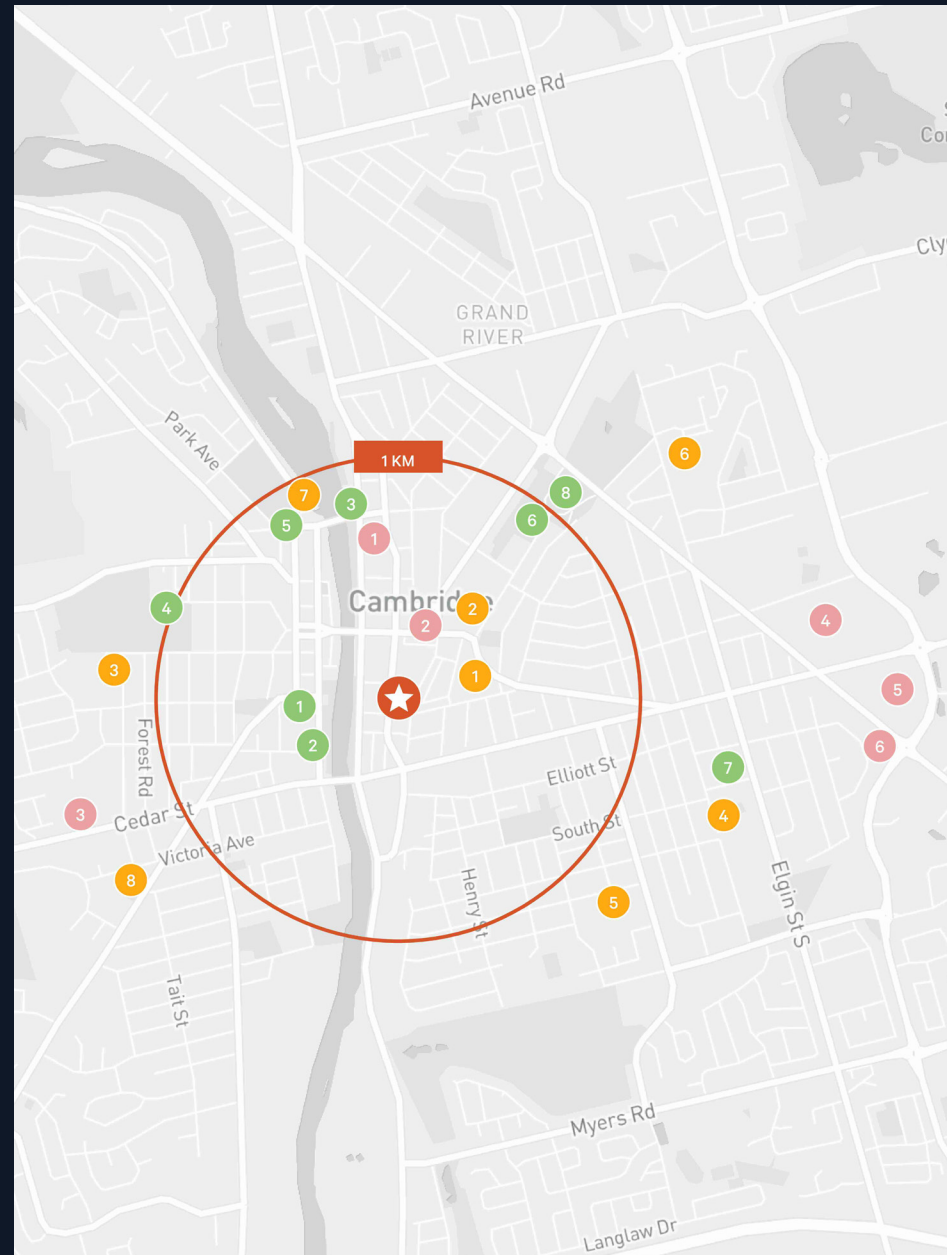
1. Food Basics
2. Giant Tiger
3. Westgate Centre
4. FreshCo
5. Zehrs
6. M&M Food Market

## ● recreational

1. Hamilton Family Theatre Cambridge
2. Tapestry Hall
3. Cambridge Mill
4. Victoria Park
5. Dickson Centre
6. Galt Arena Gardens
7. John Dolson Centre
8. Soper Park

## ● institutional

1. Central Public School
2. Region of Waterloo Public School
3. Highland Public School
4. Chalmers Street Public School
5. Stewart Avenue Public School
6. St. Anne Catholic Elementary School
7. Downtown Cambridge BIA
8. St. Gregory Catholic Elementary School





CBRE's Southern Ontario Investment Team and Land Services Group have been retained as the exclusive advisors to seek offers for the disposition of the Property. Interested purchasers will be required to execute and submit a Confidentiality Agreement ("CA") prior to receiving the Confidential Information Memorandum ("CIM") and additional due diligence materials. For more information on the offering process please refer to the CIM.

### Confidentiality Agreement

Potential purchasers that require access to the data room must complete a CA and return it to: [martin.cote@cbre.com](mailto:martin.cote@cbre.com)

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**CBRE** | **LAND SERVICES GROUP**

**CLICK TO SIGN CA**

**ASKING PRICE: \$8,350,000**

**Offers to be Reviewed as Received**

**MLS: X9415522**

\*Sales Representative, \*\*Broker | CBRE Limited, Real Estate Brokerage | 72 Victoria Street South, Suite 200 | Kitchener, ON N2G 4Y9

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