

1791 DUNDAS ST. S. ———

CBRE | RE/MAX®

CAMBRIDGE, ON



±99.36 ACRE SUBDIVISION SITE | SITUATED WITHIN THE CITY OF CAMBRIDGE URBAN BOUNDARY

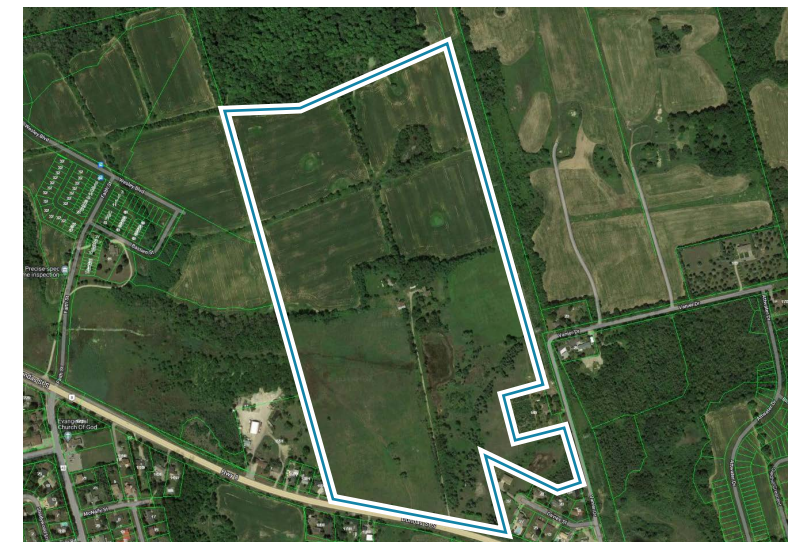


ABOUT THE OFFERING

CBRE Limited – Southern Ontario Investment Team (“CBRE”) and RE/MAX Real Estate Centre Inc. (“RE/MAX”) are pleased to offer for sale 1791 Dundas Street South, Cambridge, Ontario (the “Property” or “Site”). The Property comprises ±99.36 gross acres with exceptional potential for developing a residential subdivision.

The Property is located inside Cambridge’s urban boundary and is zoned Low Density Residential (R4) as per the City of Cambridge Zoning bylaw. Numerous amenities including shopping, grocery stores, schools, and green spaces are in proximity to the Property. The Site benefits from excellent commuter connectivity to major neighbouring hubs including Kitchener-Waterloo, Guelph, and Hamilton.

Waterloo Region is a proven residential development market being the second fastest growing community in Canada. The CMHC vacancy rate for Cambridge in 2022 was 1.5%, and the median price of a new build detached home in Region of Waterloo as of October 2023 was \$950,000.



\$70,000,000

ASKING PRICE

1791 DUNDAS STREET, CAMBRIDGE, ON | 2

PROPERTY BREAKDOWN

LOT SIZE ±99.36 Acres

PROPERTY TYPE Freehold

OFFICIAL PLAN Low/Medium Density Residential

ZONING Low-Density Residential (R4)

EXISTING CONDITIONS Improved with residential house, arable lands are being farmed

ACCESS There is currently access from Dundas Street S



INVESTMENT HIGHLIGHTS

Nearby Developments			
Development	Developer	Units	Notes
Hazel Glenn	Treasure Hill/Greenpark	1,305	Singles & Towns
South Point	Polocorp Inc., Gemini Homebuilders & Ritz Homes	248-350	Singles & Towns
Moffat Creek	Laurelview Homes	424	Singles & Towns



EXCEPTIONAL LOCATION

The Site is conveniently situated near grocery, pharmacy, restaurant and service amenities located just east of the Property at the intersection of Dundas St S and Franklin Blvd. The Property is positioned near several green spaces including Churchill Park, Savannah Golf Links, and Shade's Mills Conservation Area. In addition, the Property is adjacent to the greatly anticipated new Cambridge Recreation Complex, set to commence operations in 2026. This complex will feature a 10-lane pool, three-court FIBA gym, running track, three meeting rooms, fitness studio, and library.

GROWING RESIDENTIAL MARKET

The City of Cambridge is a sought-after residential location due to its convenient access to a high concentration of industrial employment. The Property is favourably positioned within Waterloo Region, the tenth-largest census division in Canada, demonstrating a robust 5-year growth rate of 10.10%, further highlighting the Region's strong residential demand.

RARE OPPORTUNITY

The Property represents a unique opportunity to obtain one of the last remaining undeveloped parcels of land of scale in south Cambridge. This node will soon be fully built out as adjacent lands are well advanced in the development process.



Cambridge Centre Mall

Moffat Creek Subdivision

CAMBRIDGE HOSPITAL



Zehrs MARKETS



CONESTOGA
Connect Life and Learning

South Point Subdivision

Cambridge Recreation Complex

LCBO

Tim Hortons

PHARMASAVE

Activa

1791 DUNDAS ST. S



CAMBRIDGE URBAN BOUNDARY

Hazel Glenn Subdivision

CAMBRIDGE URBAN BOUNDARY

DUNDAS ST. S

VANIER DR

LOCATION OVERVIEW

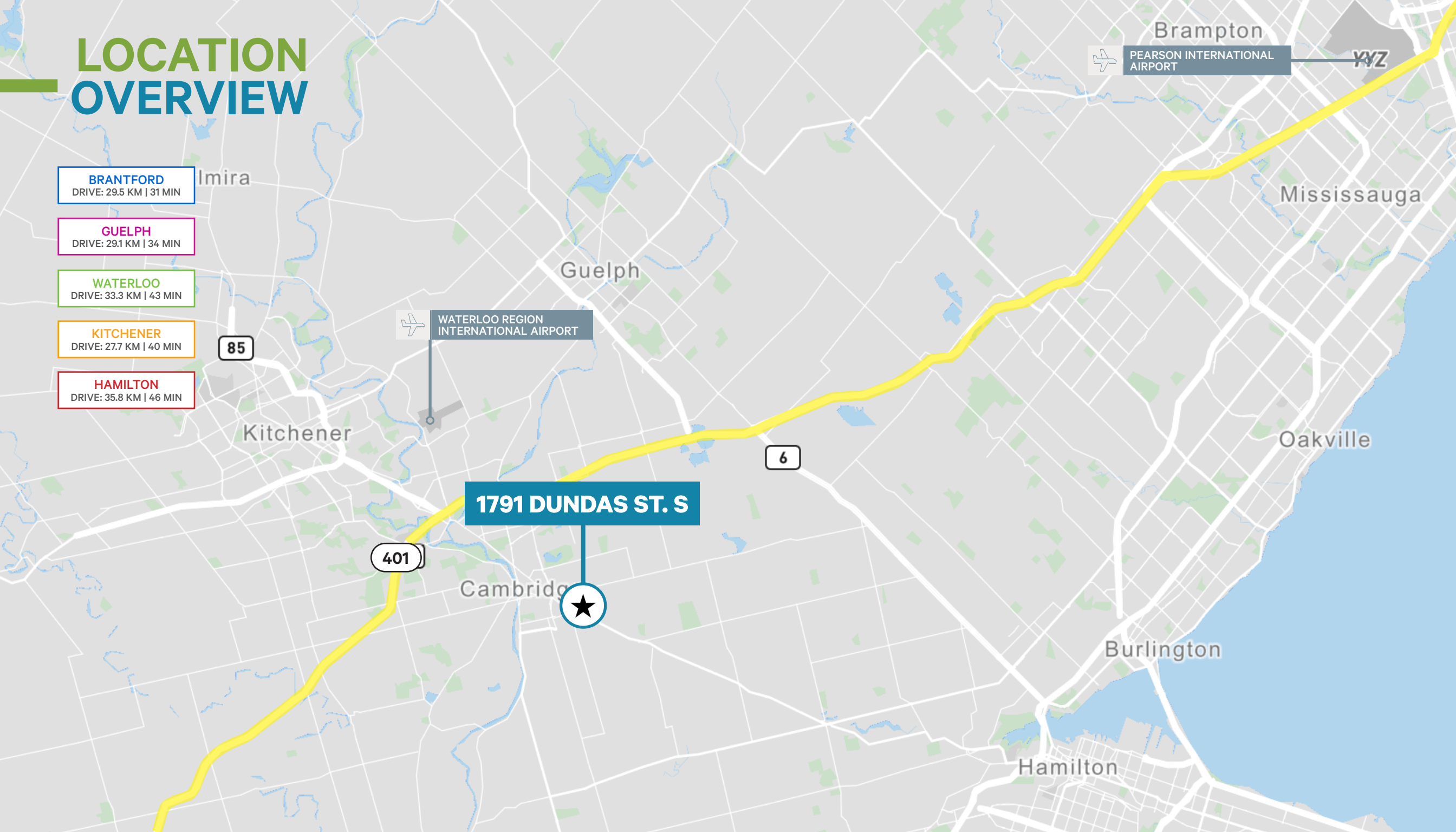
BRANTFORD
DRIVE: 29.5 KM | 31 MIN

GUELPH
DRIVE: 29.1 KM | 34 MIN

WATERLOO
DRIVE: 33.3 KM | 43 MIN

KITCHENER
DRIVE: 27.7 KM | 40 MIN

HAMILTON
DRIVE: 35.8 KM | 46 MIN



Brampton
PEARSON INTERNATIONAL AIRPORT
YYZ

WATERLOO REGION INTERNATIONAL AIRPORT

1791 DUNDAS ST. S

Amira

Guelph

Mississauga

85

Kitchener

6

Oakville

401

Cambridge

Burlington

Hamilton



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