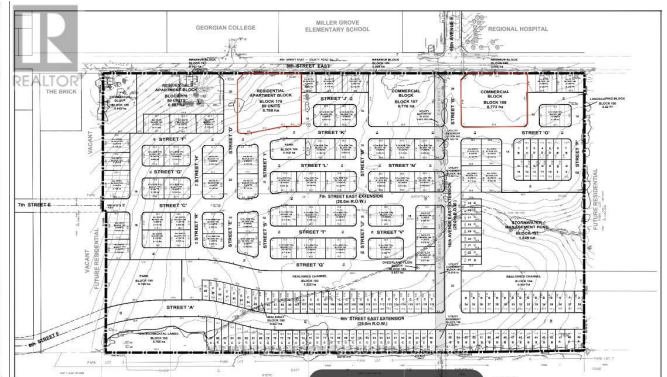
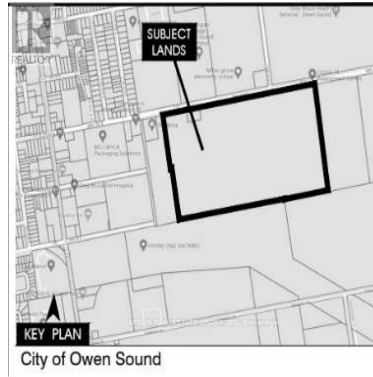


FOR SALE — DOWNTOWN RESIDENTIAL DEVELOPMENT OPPORTUNITY

**\$1,950,000**

1415 8th Street, Owen Sound, Ontario N4K 5N9



## PROPERTY DETAILS

List Price

**\$1,950,000**

Property Type

**Residential Vacant Land**

Zoning

**Residential Apartment Block**

Approved Density

**80 Units (Block 179)**

Land Size

**1.95 ac (Block 179 — 0.788 ha)**

Frontage

**311 ft**

Land Depth

**243 ft**

Annual Taxes

**\$6,000**

Water

**Municipal**

Nearby Amenities

**Public Transit, Recreation**

Days on Market

**221 days**

## LISTING DESCRIPTION

Exceptional Residential Development Opportunity in Owen Sound — an outstanding location for a purpose-built student housing or apartment project. A unique chance to acquire a vacant residential lot in the vibrant downtown core of one of Grey County's most rapidly growing urban centres, just a few hours from Toronto and the U.S.-Canada border.

The site is located directly across from the Regional Hospital, Georgian College, Miller Grove Elementary School, and the Community Centre — positioning it perfectly for multi-residential development. Convenient access to diverse shopping amenities and the picturesque lakefront further enhance the site's long-term appeal.

## KEY HIGHLIGHTS

- Site is **zoned and site plan approved** for Residential Apartment Block (80 units)
- Prime student housing opportunity — directly across from Georgian College
- Soils and environmental studies available upon request
- Parcel to be **severed from the larger development**
- Public transit and recreation amenities nearby
- Purchaser responsible for development charges and servicing costs
- All prospective buyers are encouraged to conduct thorough due diligence

#### ALSO AVAILABLE AT THIS SITE

#### Retail Commercial (Plaza / Mixed-Use) | \$1,910,000

Land Size: 1.91 ac (Block 188 — 0.772 ha)

An adjacent commercial parcel at the same address is available for retail/plaza development. Zoned Retail Commercial, site plan approved. Both parcels may be acquired together or independently for a comprehensive mixed-use development.

#### LISTING BROKERAGE

**KIGO REALTY INC.**

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