

105 COUNTY ROAD 40 NORWOOD, ON



+ 7.80 AC.

SEVERANCE & REZONING APPROVED 3 SEPARATE LOTS



THE OFFERING

CBRE Limited is pleased to offer for sale, 105 County Road 40 in Norwood, Ontario, a village of Peterborough County. The Site is located within the existing Settlement Boundary of the Township of Asphodel-Norwood. The Property is located on the popular Norwood Mill Pond, set back in a beautiful private estate improved with multiple dwellings. These dwellings will yield holding income prior to the development of the Site; development and intensification of the Site has been encouraged by the municipality.

In consultation with the municipality, the owner has severed two parts of the Property in to one \pm 0.63-acre parcel and one \pm 0.666-acre parcel of higher-density residential land (apartments). The balance of the development area permits single detached homes. Municipal services are available at the lot line, sewage capacity upgrades are currently being undertaken as a result of the neighbouring new subdivisions on the other side of County Road 40. Recent sale prices in the subdivisions have been in excess of \$1,000,000.

The Site offers a unique opportunity to acquire a private estate in the core of a rapidly growing Township of Peterborough, with residential development permissions that will yield premium waterfront lots.

APPROVED SEVERANCE & ZONING



DEVELOPMENT CHARGES

2022 TOWNSHIP
DEVELOPMENT CHARGES

\$8,488.11
SINGLE DETACHED

\$3,847.94
APARTMENTS

2022 COUNTY
DEVELOPMENT CHARGES

\$10,957
SINGLE DETACHED

\$6,752
APARTMENTS

2022 TOTAL
DEVELOPMENT CHARGES

\$19,445.11
SINGLE DETACHED

\$10,599.94
APARTMENTS

SITE DETAILS

Total Area \pm 7.80 acres

PIN 282200305

Location Highway 7 & County Road 40

Official Plan Residential; Floodplain; Environmental Protection

Zoning R1; R3-4(H); R3-5(H); EP;



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EXISTING IMPROVEMENTS & INCOME

UNIT	RENT	NO. OF UNITS	TOTAL	STATUS
Tri-plex Apartment	\$1,250	3	\$45,000	Rented
Basement Apartment	\$1,250	1	\$18,000	Rented
2nd Floor Apartment over Garage	\$1,600	1	\$19,200	Under Construction
Main Residence	\$2,000	1	\$24,000	Owner Occupied

POTENTIAL GROSS ANNUAL INCOME: **\$106,200**

① TRI-PLEX APARTMENT



② 3 CAR GARAGE & 2ND FLOOR APARTMENT



③ MAIN RESIDENCE



LOCATION & AMENITIES



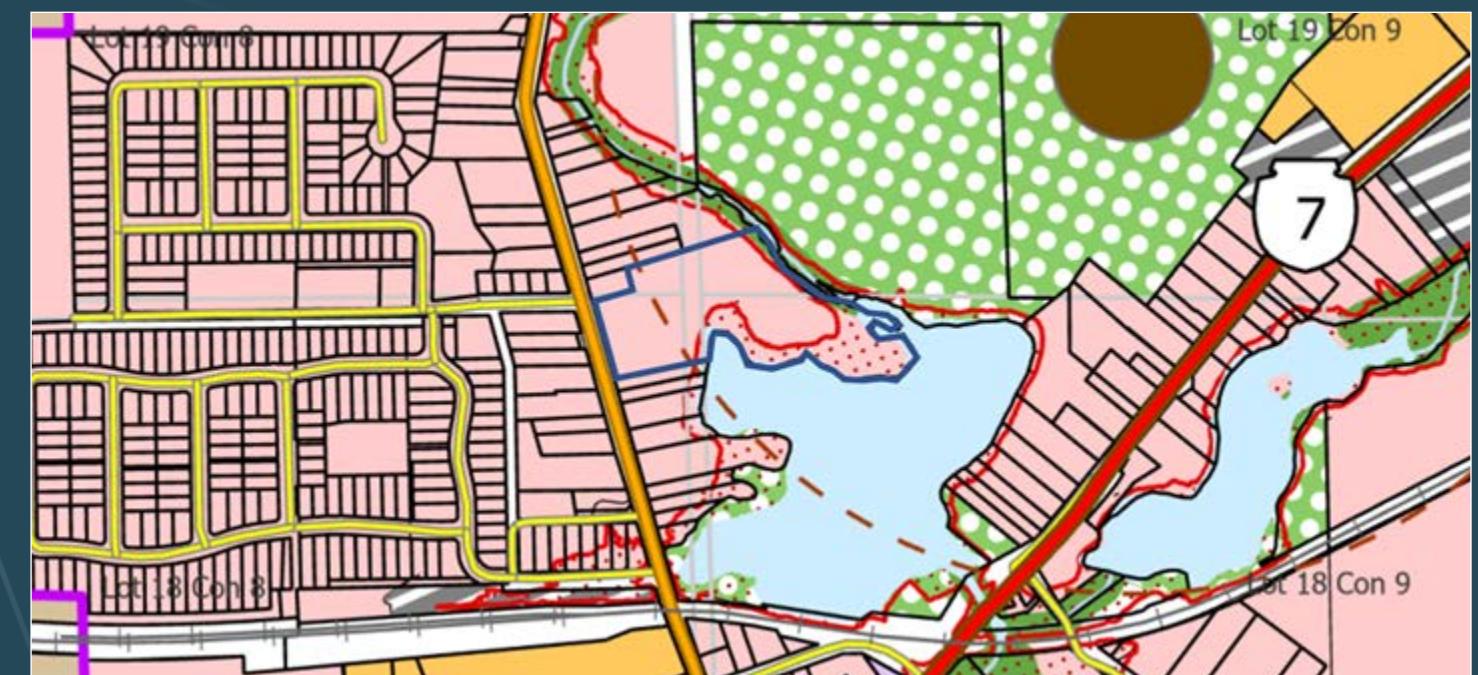
APPLICABLE PLANNING OVERVIEW

OFFICIAL PLAN LAND USE DESIGNATIONS: RESIDENTIAL; FLOODPLAIN

PERMITTED USES within the Residential designation shall include: single-detached, semidetached, duplex, three-plex, four-plex, street, block and stacked townhouses, apartments, retirement homes, group homes and special needs housing. Home occupations, home industries, private home daycare facilities, bed and breakfast establishments, schools and local commercial uses that serve the immediate neighbourhood are also permitted.

DENSITIES: The average residential density target shall be 40 persons and jobs combined/hectare in serviced settlement areas. The following densities shall generally apply to the following different types of residential development:

- Approximately 15 dwellings per gross hectare for single detached dwellings;
- Approximately 21 dwelling units per gross hectare for semi-detached dwellings;
- Approximately 30 dwelling units per gross hectare for plexes and row housing.
- Row housing complexes should be limited to about 6-8 dwelling units in any single grouping.
- Approximately 45 dwelling units per gross hectare for apartments.



Land Use Designation	Overlays	Road	Base Features
Agriculture	Waste Management Assessment Area	Provincial Highways	Lots & Concessions
Commercial	Special Sections	County Roads	Waterbody
Community Commercial	Aggregate Resource Overlay	Township Roads	Municipal Boundaries
Community Care	Floodplain	Private Roads	Watercourse
Employment		Railroad Track	Railroad Track
Extractive Industrial			Settlement Areas
Future Development			

ZONING

R1 Permitted Uses: single detached dwelling; duplex; semi-detached dwelling; and home occupation, inclusive of a bed and breakfast establishment incidental to any one of the above; second dwelling unit.

R3-4(H); R3-5(H) Permitted Uses: an apartment building; or a condominium.¹

¹(1) Holding provision to be lifted upon site plan and servicing agreement

MARKET ACTIVITY

NORWOOD PARK ESTATE RECENT HOME SALES

ADDRESS	DEVELOPMENT	SOLD DATE	PURCHASE PRICE	LOT AREA	SQ. FT.	\$/ SQ. FT.
51 Keeler Court	Norwood Estates	31-May-2022	\$1,150,000	± 0.14 ac.	2,739	\$419.86
66 Keeler Court	Norwood Estates	29-Apr-2022	\$1,020,000	± 0.14 ac.	1,954	\$522.01

51 Keeler Court, Norwood Estate



66 Keeler Court, Norwood Estate

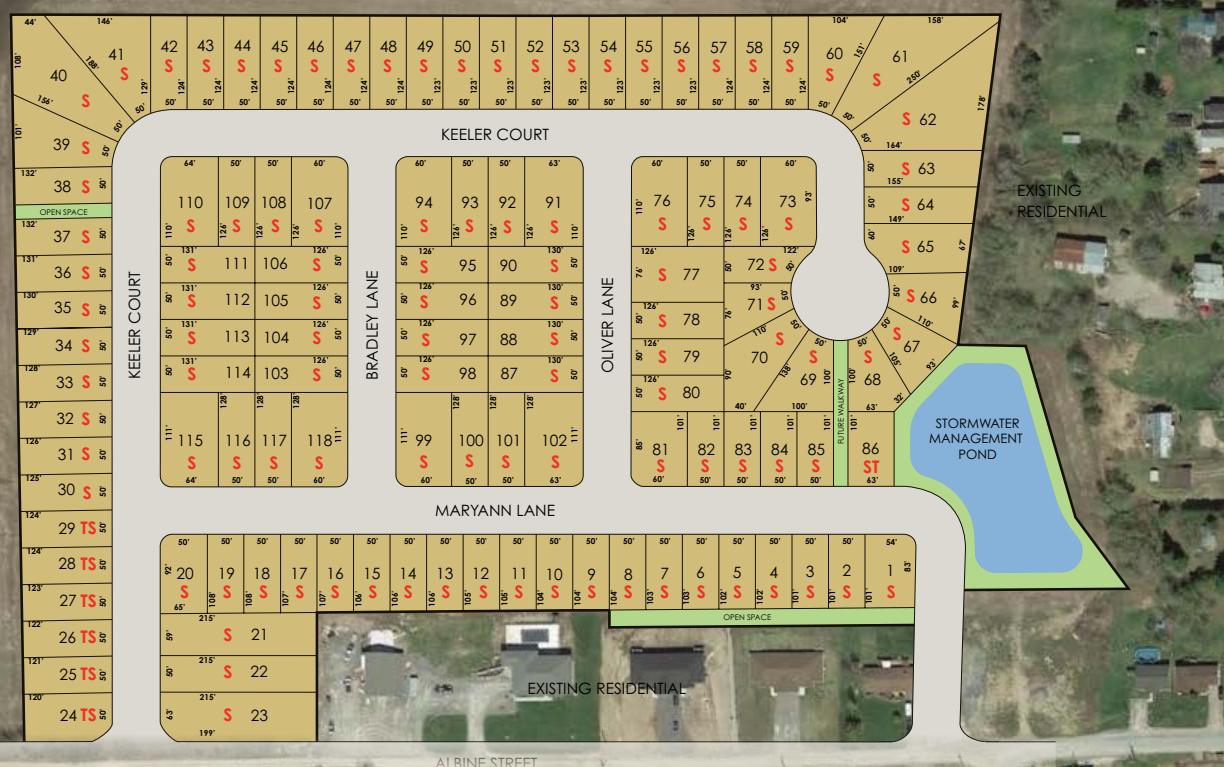


PHASE 3



LEGEND

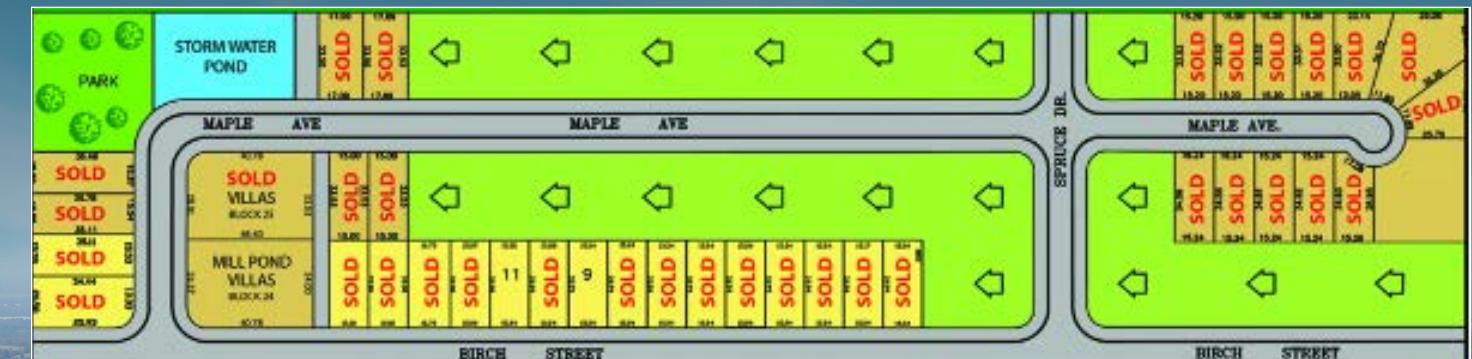
- 50's
- S Sold
- ST Site Trailer
- TS Topsoil Stockpile



NORWOOD LAND SALE

ADDRESS	LAND AREA	SOLD DATE	PURCHASE PRICE	\$/AC.	LAND USE	DEAL STRUCTURE
4309 Highway 7	± 5.48 AC.	14-JUL-2022	\$3,425,000	\$625,000	Community Core; Floodplain	Cash

MILL POND ESTATES SITE PLAN



105 COUNTY ROAD 40 NORWOOD, ON



Supporting material that is relevant to this offering have been made available in CBRE's confidential online property library. Prospective purchasers seeking property library access are asked to complete and return it to:

allison.conetta@cbre.com

- Zoning Bylaw
- Notice of Complete Rezoning Application
- Rezoning Application
- Land Survey
- Certificate of Passing (ZBLA-05-2022)
- Archaeological Study

OFFERING PROCESS

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. Property is being sold on an as-is where-is basis.

All offers are requested to be submitted electronically to:

Daniel Satoor*
Senior Sales Associate
T: +1 416 495 6203
E: daniel.satoor@cbre.com

ASKING PRICES

ENTIRE SITE: \$2,800,000

EACH SEVERED LOT: \$399,000

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**LAND
SPECIALISTS**

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

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