

7

C R A I G S T R E E T



48,221 SF | 12.34 acres
ONTARIO COLLEGE CAMPUS FOR SALE

— P E R T H , O N —

CBRE

CONTENTS

01 EXECUTIVE SUMMARY

02 PROPERTY OVERVIEW

03 LOCATION OVERVIEW

04 LOCAL MARKET OVERVIEW

CBRE

EXECUTIVE SUMMARY

The Offering

On behalf of our client, Algonquin College of Applied Arts and Technology (the “Seller”), CBRE Limited (the “Advisor”) is pleased to offer for sale a 100% freehold interest in 7 Craig Street in Perth, Ontario (the “Offering”, the “Site”, or the “Property”).

The Property represents a 12.34 acre improved site with four buildings totaling 48,221 square feet of net rentable area. Building A is a 24,645 square feet of office space, Building B is 17,579 square feet of industrial space, Building C represents a stand-alone industrial building with 2,916 square feet of net rentable area, Building D is a storage building with 2,486 square feet of area (not included in the net rentable area), and Building E is a freestanding Office building with 3,081 square feet of net rentable area. Of the 12.34 acres, approximately 7 acres of the land area is deemed developable.

The Property is being used by the Seller until August 31, 2026. The Seller is open to an earlier closing with a sale-lease back of the Property. The Property is being offered unpriced and the Seller is entertaining offers as they come in. The Seller reserves the right to impose a Bid Date if it deems it in its best interest.

Property Highlights



Potential Possession
Date: September 1, 2026



Industrial Clear
Height: 16-18 ft



Industrial Shipping
5 Drive-in Doors



1.3km east of
downtown Perth



Located Along
Highway 43



10% Land Coverage



Property Details

Address 7 Craig Street, Perth, ON

Net Rentable Area 48,221 sq. ft.

Total Lot Size 12.34 acres

Total Developable 7.00 acres

of Buildings 4

Year Constructed Between 1998-2016

Parking 115 parking stalls

Current Zoning Institutional Zone

INVESTMENT HIGHLIGHTS



**WELL MAINTAINED INSTITUTIONAL
QUALITY ASSET**



The property is improved with five buildings that were constructed from 1998 to 2016 and are in good condition. They have been carefully maintained and improved by a dedicated institutional owner and operator. The Property is LEED GOLD Certified.

**STRONG CONVERSION OR
CONTINUED USE POSSIBILITIES**



The Town of Perth has expressed openness to a variety of alternative commercial uses, including office, industrial, and senior housing in addition to others. The existing gym and commercial cafeteria represent useful existing characteristics that would support a continued use or conversion strategy. The developable portions of the property are relatively level without any major geographical issues or high clearing costs which make adding density viable.

**EXCEPTIONAL ACCESS TO
ABUNDANCE OF CLOSE BY AMENITIES**



Located just 1.3km from downtown Perth, there are many amenities nearby. The corner position and excellent frontage also provide prominent visibility along the main road. Located along Craig Street (Highway 43) providing access to Smith Falls and Kemptville to the East along with connections to Ottawa, Kingston, and Toronto.

**THE SELLER REQUIRES POSSESSION
UNTIL AUGUST 31, 2026**



The Seller's continued use until end of August 2026 provides for numerous favourable closing or income paths subject to negotiation and the evaluation of the prospective Buyer by the Seller. This could allow a Buyer to avoid carrying costs through a delayed closing or receive income through a Sale Leaseback while it works through its planning process with the Town of Perth or navigates its commercial strategy.

FREE AND CLEAR OF FINANCING



7 Craig Street is being offered free and clear of existing financing, providing an investor the opportunity to enhance returns by capitalizing on low interest rates.



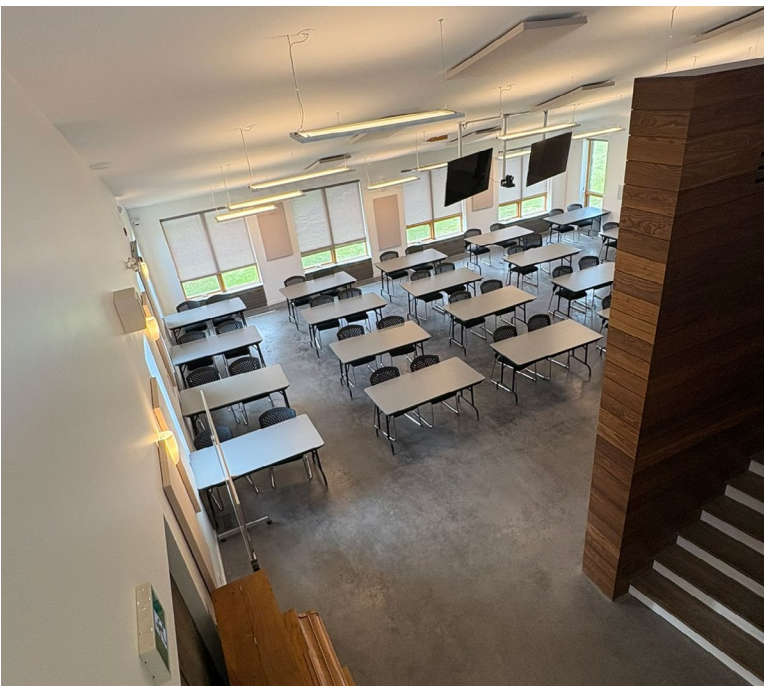
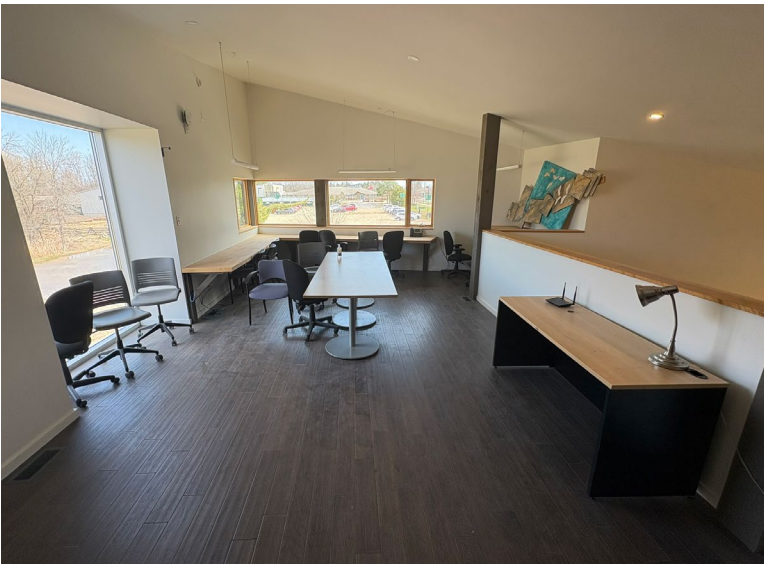
PROPERTY OVERVIEW



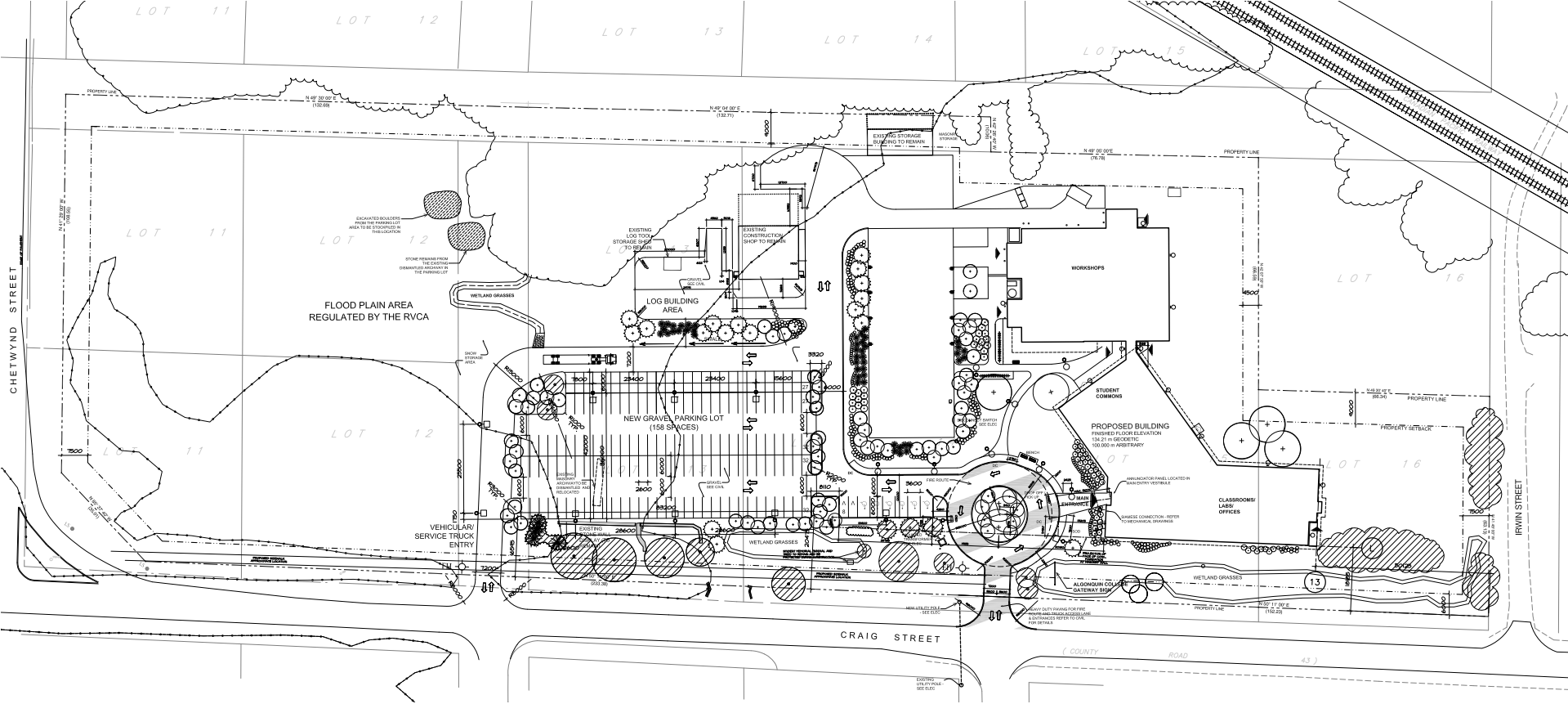
7 Craig Street is a signature collection of buildings creating a modern campus feel with significant land yet to be developed situated in one of south eastern Ontario's most desirable communities. With the first building constructed in 1998 and the last building being constructed in 2016, this relatively new property has been well maintained and certified as LEED Gold. The property features approximately 48,221 square feet of net rentable area over a single storey. There is a strong mixture of industrial and office style buildings onsite which lend themselves well to various uses.

BUILDING SUMMARY

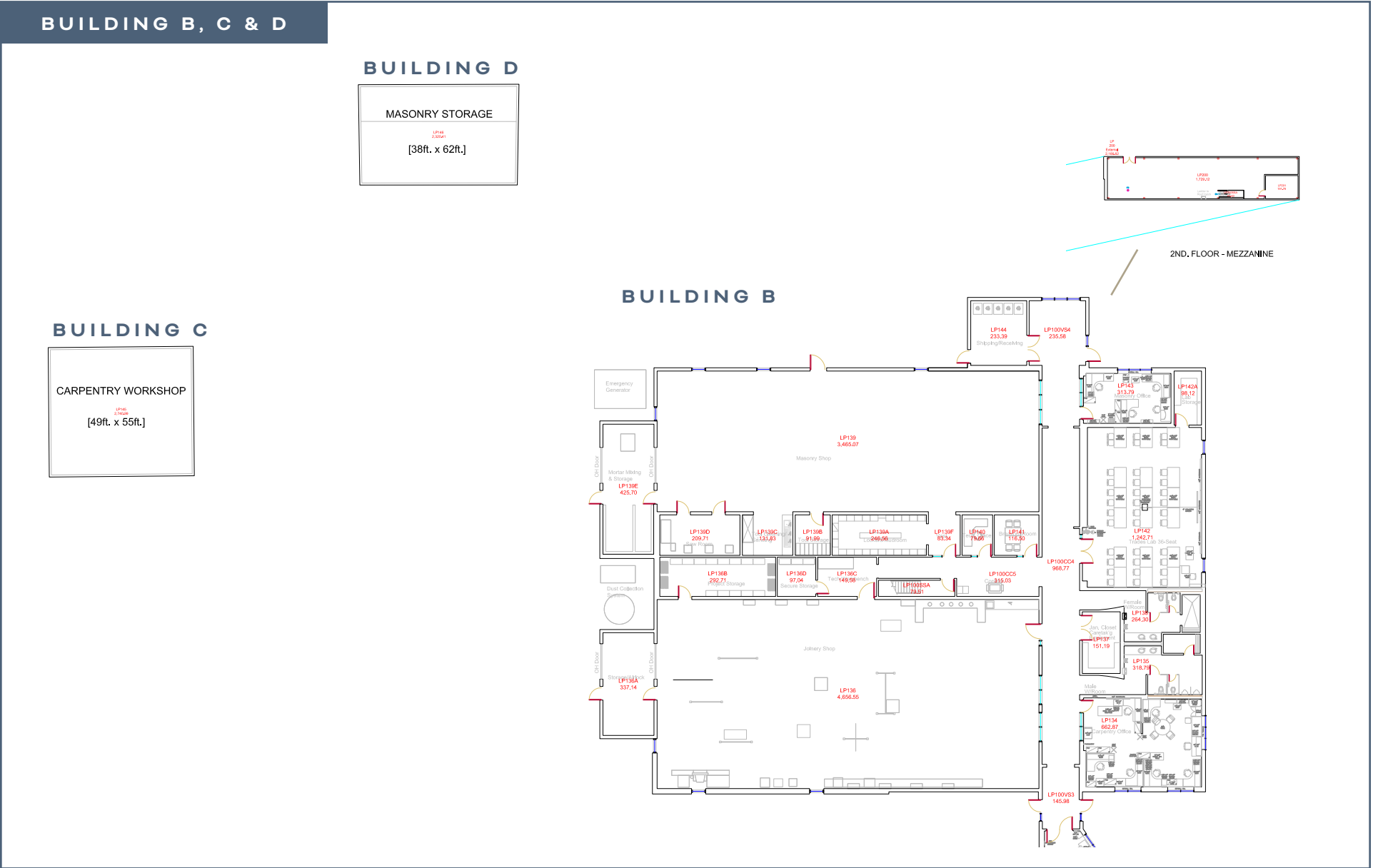
	Year Built	Gross GSF	Net GSF
Building A & B (Main Building)	2011	42,224	42,224
Building C (Carpentry Workshop)	1998	2,916	2,916
Building D (Masonry Shop)	2000	2,486	2,486
Building E (Residential Living Lab)	NA	3,780	



SITE PLAN



FLOOR PLANS



[illegible]

BUILDING E - 2ND FLOOR

OUTLINE OF ROOF ABOVE

RL203
36.62

RL202
24.39

COUNTER
W/
CABINETS
ABOVE

48" WALL MOUNTED TV

DRUM SET

RL201
425.55

60"x24" TABLE

LOW WALL

PROJECTOR SCREEN

RL200V1
698.46

OPEN TO
BELOW

8"x3" TABLE

3"x3" TABLE

FIXED COUNTER

FIXED COUNTER

FIXED COUNTER

4% SLOPE

2% SLOPE
TO SCUPPERS

4% SLOPE

OUTLINE OF ROOF ABOVE

RL
200
External
1,484.51

7

C R A I G S T R E E T

P E R T H , O N



DAVID GLICK-STAL*, MBA

Senior Sales Associate

+1 613 288 2048

David.Glick-Stal@cbre.com

NICO ZENTIL*

Executive Vice President

+1 613 788 2708

Nico.Zentil@cbre.com

CBRE LIMITED | REAL ESTATE BROKERAGE

340 Albert Street, Suite 1900

Ottawa, ON K1R 7Y6

**Sales Representative*

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness.

You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE