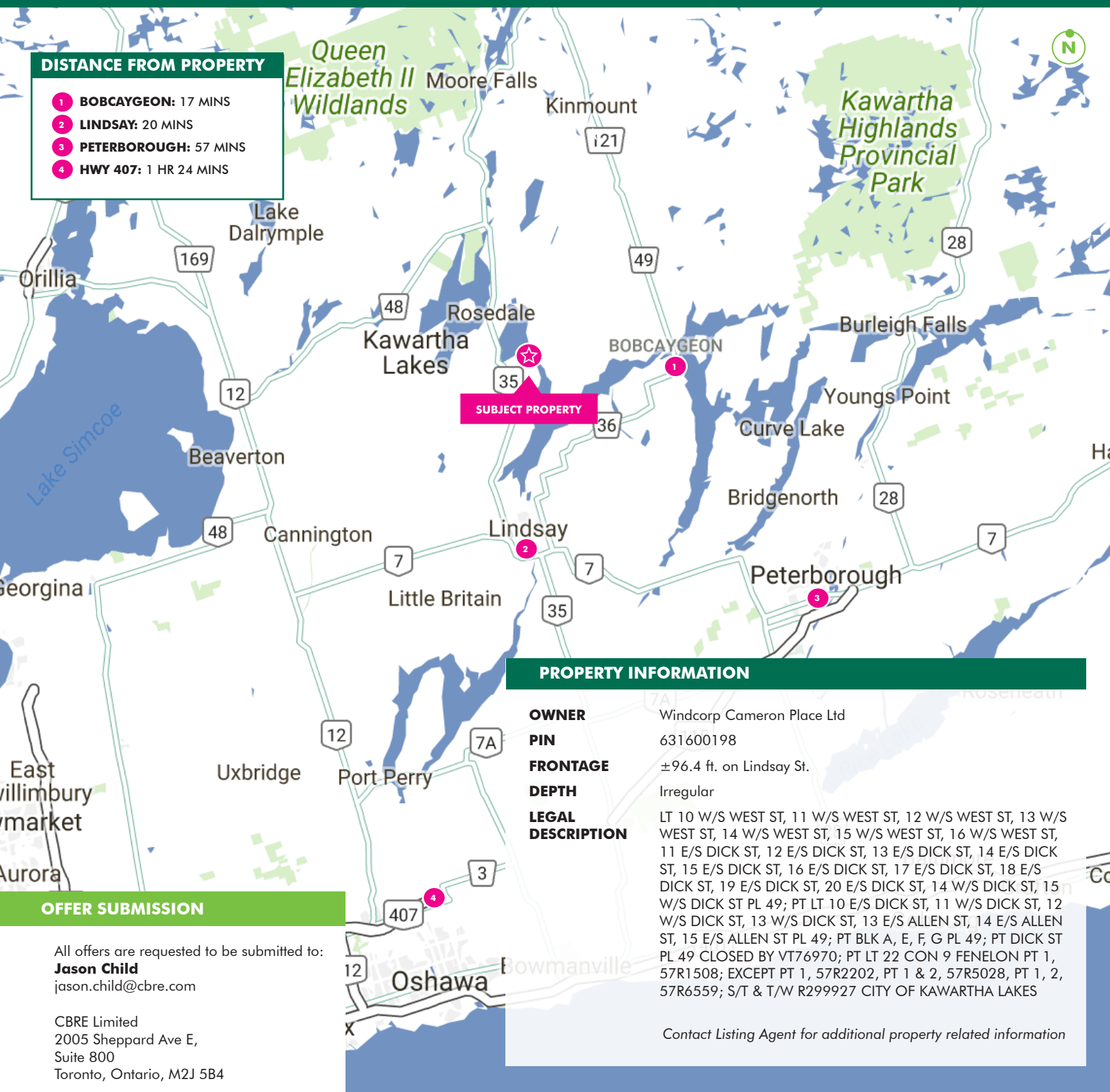


DISTANCE FROM PROPERTY

- 1 **BOBCAYGEON:** 17 MINS
- 2 **LINDSAY:** 20 MINS
- 3 **PETERBOROUGH:** 57 MINS
- 4 **HWY 407:** 1 HR 24 MINS



PROPERTY INFORMATION

OWNER	Windcorp Cameron Place Ltd
PIN	631600198
FRONTAGE	±96.4 ft. on Lindsay St.
DEPTH	Irregular
LEGAL DESCRIPTION	LT 10 W/S WEST ST, 11 W/S WEST ST, 12 W/S WEST ST, 13 W/S WEST ST, 14 W/S WEST ST, 15 W/S WEST ST, 16 W/S WEST ST, 11 E/S DICK ST, 12 E/S DICK ST, 13 E/S DICK ST, 14 E/S DICK ST, 15 E/S DICK ST, 16 E/S DICK ST, 17 E/S DICK ST, 18 E/S DICK ST, 19 E/S DICK ST, 20 E/S DICK ST, 14 W/S DICK ST, 15 W/S DICK ST PL 49; PT LT 10 E/S DICK ST, 11 W/S DICK ST, 12 W/S DICK ST, 13 W/S DICK ST, 13 E/S ALLEN ST, 14 E/S ALLEN ST, 15 E/S ALLEN ST PL 49; PT BLK A, E, F, G PL 49; PT DICK ST PL 49 CLOSED BY VT76970; PT LT 22 CON 9 FENELON PT 1, 57R1508; EXCEPT PT 1, 57R2202, PT 1 & 2, 57R5028, PT 1, 2, 57R6559; S/T & T/W R299927 CITY OF KAWARTHA LAKES

Contact Listing Agent for additional property related information

OFFER SUBMISSION

All offers are requested to be submitted to:
Jason Child
 jason.child@cbre.com

CBRE Limited
 2005 Sheppard Ave E,
 Suite 800
 Toronto, Ontario, M2J 5B4

CONTACT US
 CBRE Land Services Group
 2005 Sheppard Ave. E, Ste 800
 Toronto, Ontario M2J 5B4

- | | | | | | | |
|--|--|---|--|--|--------------------------------|--|
| Mike Gainham*
Sales Representative
416 495 6244
mike.gainham@cbre.com | Jason Child*
Vice President
416 495 6249
jason.child@cbre.com | Mike Czestochowski**
Executive Vice President
416 495 6257
mike.czestochowski@cbre.com | Ian Hunt*
Vice President
416 495 6268
ian.hunt@cbre.com | Lauren Doughty*
Vice President
416 495 6223
lauren.doughty@cbre.com | RETAIL INVESTMENT GROUP | Sean Comiskey*
Associate Vice President
416 495 6215
sean.comiskey@cbre.com |
|--|--|---|--|--|--------------------------------|--|



*Sales Representative **Broker
 This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.Mapping Sources: Google Earth 06/17

CBRE Limited
 2005 Sheppard Ave E,
 Suite 800
 Toronto, ON, M2J 5B4
 www.cbre.ca/mclsg



DRAFT PLAN APPROVED

RESIDENTIAL & COMMERCIAL DEVELOPMENT OPPORTUNITY

FENELON FALLS, CITY OF KAWARTHA LAKES

ALL OUTLINES ARE APPROXIMATE

170 LINDSAY STREET



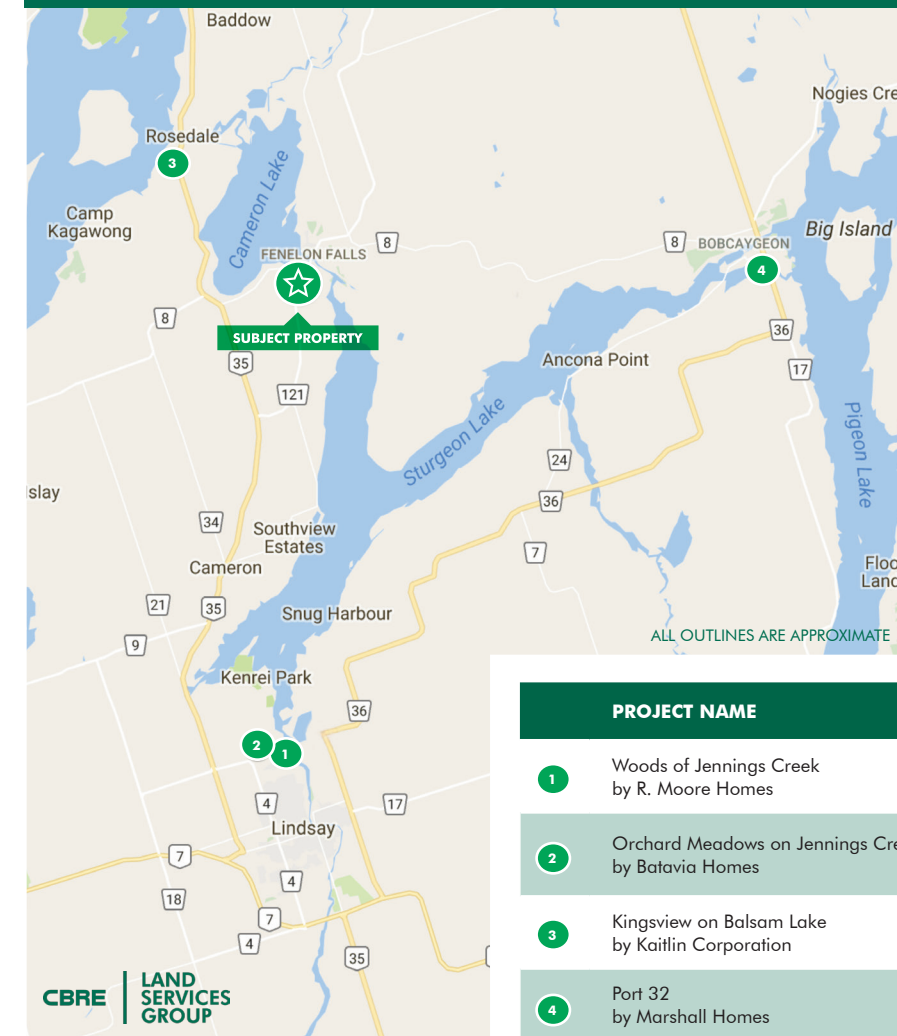
RESIDENTIAL & COMMERCIAL DEVELOPMENT OPPORTUNITY

170 LINDSAY STREET

SIZE	±15.7 ac.
OFFICIAL PLAN	Development Plan Area Six (DP-6)
ZONING	Residential Type 5 (R5-13) General Commercial (C1-5)
SERVICING	Municipal sewer and water available

ASKING PRICE: \$3,900,000

NEARBY DEVELOPMENTS



LEGEND

INSTITUTIONAL AMENITIES

- 1 Fenelon Falls Community Centre
- 2 The Senior Citizens Club of Fenelon Falls
- 3 Langston Public School
- 4 Fenelon Falls Secondary School
- 5 Kawartha Lakes Public Library
- 6 Kawartha North Family Health Centre

COMMERCIAL AMENITIES

- 7 Canadian Tire
- 8 Home Hardware
- 9 The Beer Store
- 10 Tim Hortons
- 11 Sobeyes



HIGHLIGHTS

- Kawartha Lakes home supply down 36.4% since May 2016 (CREA, 2016)
- No active developments in Fenelon Falls
- 20 minute drive to Lindsay

PROJECT NAME	SIZE RANGES (SF)	PRICE/SF	UNITS	OPENING DATE	% SOLD
1 Woods of Jennings Creek by R. Moore Homes	1,410 - 3,770	\$182 - \$389	54	4/12/2016	72%
2 Orchard Meadows on Jennings Creek by Batavia Homes	945 - 2,410	\$153 - \$304	64	5/2/2015	100%
3 Kingsview on Balsam Lake by Kaitlin Corporation	1,618 - 2,270	\$316 - \$367	5	5/1/2014	100%
4 Port 32 by Marshall Homes	1,188 - 2,424	\$201 - \$337	36	7/1/2014	100%

APPROVED DRAFT PLAN

Site plan showing the layout of the development. Residential units are shown in blue and commercial blocks in pink. The plan includes a legend, a commercial breakdown table, and a residential breakdown table.

Block	Building	Size (SF)
Block 1	Building A	22,850
	Building B	6,000
Block 2	Building C	9,594
	Building D	7,286
	Building E	4,876
Total Commercial GFA		50,606

Unit Type	Count
Semi Detached Homes	8
Townhomes	93

DEVELOPMENT CHARGES	RESIDENTIAL				COMMERCIAL	
	Single or Semi-detached	Row or Multiple	Apartments: 2+ bedrooms	Apartments: Others	\$/500KW of NGC Electricity Generation	\$/m2 of GFA Commercial
Urban-Other	\$18,092	\$15,089	\$12,732	\$8,722	\$5,594	\$182.25

AVERAGE HOUSEHOLD INCOME
\$82,675
(Sitewise, 2017)

OWNED DWELLINGS
81.1%
(Sitewise, 2017)