

SITE PLAN APPROVED FOR SENIORS INDEPENDENT LIVING COMMUNITY
FULLY ZONED, SITE PLAN APPROVED, EXCAVATION PERMIT ISSUED & GRADED



9664 GOREWAY DRIVE

± 3.416 Acres • Brampton, ON

BEING SOLD UNDER POWER OF SALE



3 BUILDINGS • 156 SENIORS UNITS • MEDICAL/CONVENIENCE STORE COMPONENT

THE OFFERING

9664 GOREWAY DRIVE, BRAMPTON

CBRE Limited is pleased to offer under Power of Sale 9664 Goreway Drive located in Brampton, Ontario (the "Site" and/or "Property"). The ± 3.416 acre parcel has Zoning Approval and Site Plan Approval for a Seniors/ Retirement Mixed Use Independent Living Community consisting of 3 separate buildings, 156 units and a Medical/Convenience Store component. Building 1 and Building 2 are both 5 stories residential buildings consisting of 71 and 85 units, respectively. Building 3 consists of a 2 storey building offering medical and convenience store space. In addition to the in-place permissions and approvals, an excavation permit has been issued and the Site has been graded.

The Property is well-located in central Brampton with quick and convenient access to a variety of amenities and major highway networks including Highway 407 and 427. Additionally, the Site is immediately adjacent to the Claireville Conservation Area which offers scenic and recreational trails and open space.

A substantial amount of due diligence documents relative to the Site and existing approvals/permissions have been complete and made available in an online property folder. Prospective purchasers looking to review these documents are required to submit a Confidentiality Agreement (CA) that is linked to the final page of this marketing package.

SITE DETAILS

Address	9664 Goreway Drive, Brampton
PIN	142091749
Total Land Area	± 3.416 ac.
Dimensions	± 400 ft. on Goreway Dr, ± 373 ft. max. depth
Official Plan	Neighbourhoods
Approved Zoning	Residential Apartment (A) - (R4A-3012)
Development	3 Buildings - Building 1: 5-Stories, 71 Units Building 2: 5-Stories, 85 Units Building 3: 2-Storey Medical/Convenience Space
Entitlement	Site Plan Approved
Existing On-Site Improvements	Excavation Permit Issues & Site Graded



407

GOREWAY DRIVE

HUMBERWEST PKWY



Site Plan Approved
Development



Zoning By-law
Approved



Strategically Located
in Central Brampton



Excavation Permit
Issued & Site Graded



THE LOCATION

AMENITIES & TRANSIT

DEMOGRAPHICS

0-3KM RADIUS

TOTAL POPULATION

2025 estimated: 68,806

2030 projected: 75,045

2035 projected: 85,472

TOTAL HOUSEHOLDS

2025 estimated: 15,671

2030 projected: 17,160

2035 projected: 19,669

AVG. HOUSEHOLD INCOME

2025 estimated: \$ 155,848

2030 projected: \$ 184,651

2035 projected: \$ 221,719

BRAMPTON, ON

TOTAL POPULATION

2025 estimated: 782,936

2030 projected: 837,481

2035 projected: 919,693

TOTAL HOUSEHOLDS

2025 estimated: 201,064

2030 projected: 214,360

2035 projected: 234,976

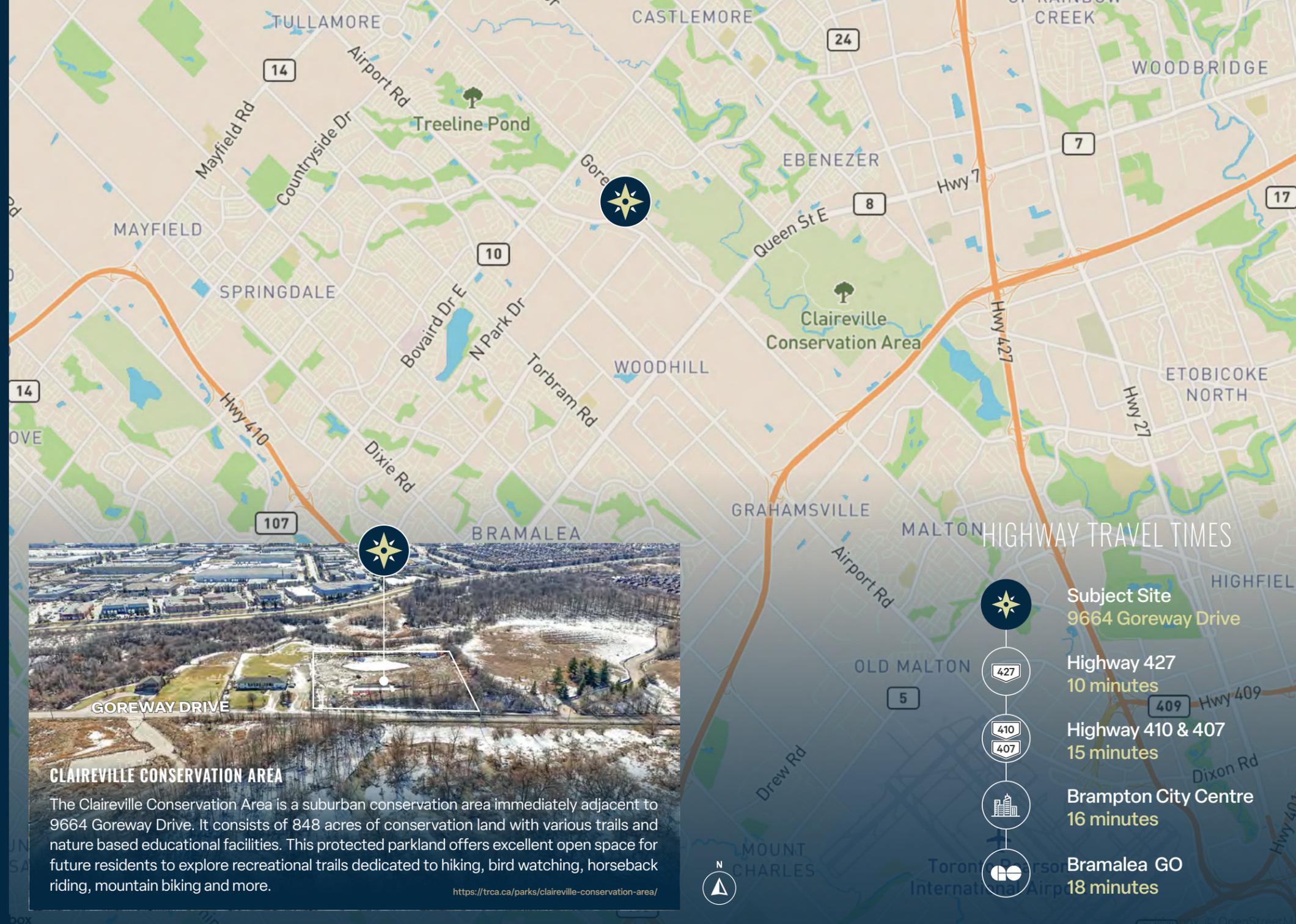
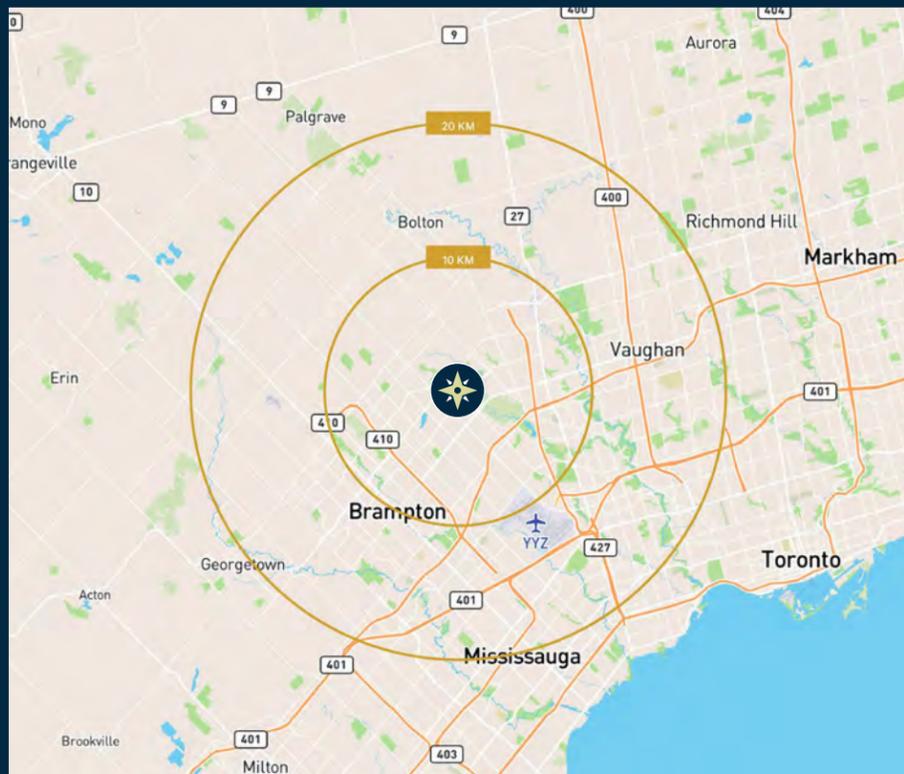
AVG. HOUSEHOLD INCOME

2025 estimated: \$ 130,271

2030 projected: \$ 154,822

2035 projected: \$ 185,669

REGIONAL CONTEXT



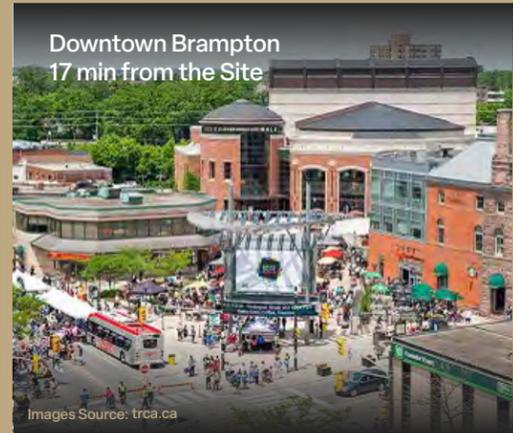
CLAIREVILLE CONSERVATION AREA

The Claireville Conservation Area is a suburban conservation area immediately adjacent to 9664 Goreway Drive. It consists of 848 acres of conservation land with various trails and nature based educational facilities. This protected parkland offers excellent open space for future residents to explore recreational trails dedicated to hiking, bird watching, horseback riding, mountain biking and more.

<https://trca.ca/parks/clairville-conservation-area/>

HIGHWAY TRAVEL TIMES

- Subject Site
9664 Goreway Drive
- Highway 427
10 minutes
- Highway 410 & 407
15 minutes
- Brampton City Centre
16 minutes
- Bramalea GO
18 minutes





CONTACT US FOR MORE INFO

BEING SOLD UNDER POWER OF SALE

SUBMISSION GUIDELINES

Supporting material that is relevant to this Offering has been made available in CBRE's confidential online property library. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) electronically using the CA submission button to the right:

 CA SUBMISSION
BUTTON

DUE DILIGENCE DOCUMENTS

Documents are listed in alphabetical order (note: this list is not exhaustive, there are additional documents in the folder)

- Arborist Report
- Archaeological Assessment & Report
- Architectural Drawings
- Driveway & Access
- Environmental Report
- Functional Servicing Report
- Geotechnical Report
- Grading Plan and Sections
- Landscape Plans
- Photometric Plan
- Road Widening Plan & Estimate
- Site Plan
- Site Plan Application & Comments
- Servicing Plan
- Survey Plan
- Sustainability Summary
- Tree Evaluation
- Stormwater Management Brief

OFFERING PROCESS

Offers are to be submitted electronically to Jason Child at: jason.child@cbre.com
Offer Submissions must include the Vendor's Schedule B: Power of Sale that has been included in the online property library folder. Offers will be reviewed upon receipt.

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