

CBRE

USER & INVESTOR OPPORTUNITY

192 ARGYLE ST N

Caledonia, Haldimand County

APPROVED FOR A LARGE COMMERCIAL PLAZA • FLEXIBLE USE POSSIBILITIES



The OFFERING

CBRE Limited is pleased to offer 100% freehold interest in the sale of ± 22.7 acres of land located at Argyle Street North and Gypsum Avenue in Caledonia, Ontario (the "Site"). The Site is comprised of a 5-parcel assembly with ample frontage along Argyle Street North, which is a major arterial road in the area. It provides direct access between downtown Caledonia, Hamilton, and thousands of new residents in the Caledonia and Mount Hope communities.

The Site benefits from Official Plan and Zoning By-law Amendment approvals which permit the development of a new commercial plaza. The development will consist of nine (9) commercial buildings divided into 68 units and ± 96,769 square feet of space over two phases. The development will have one access onto Argyle Street North, two ingresses/egresses onto Gypsum Avenue, three hundred and fifty-one (351) parking spaces, and will connect into existing municipal services.

A range of light industrial uses, storage uses, and compatible commercial and business uses (e.g., educational uses, food processing, services use, personal health and care services etc.) are proposed on the Site, in addition to a significant number of retail and personal service commercial uses.

ADDRESS	Argyle Street North & Gypsum Avenue
PIN	381550042; 381550216; 381550046; 381550165; 381550164
LAND AREA	± 22.7 acres
APPROX. DEV AREA	± 10 acres fronting Argyle Street North
OFFICIAL PLAN	Approved OPA: Community Commercial
ZONING BY-LAW	Approved ZBA: General Commercial - Holding
DEVELOPMENT CONCEPT	Commercial Plaza consisting of: 9 Commercial Buildings, 68 Units, ± 96,769 sq. ft. of space over 2 phases

Site HIGHLIGHTS

★ OPA & ZBA APPROVED TO PERMIT DEVELOPMENT
Both the Official Plan Amendment and the Zoning By-Law Amendments have been approved to permit a commercial development on the Site. A full list of permitted uses designated under the approved General Commercial Zone are detailed on the next page

📍 RAPIDLY DEVELOPING AREA
With the Empire Communities development under-construction immediately north of the Site, there are over 2,000 rooftops (90% Sold Out) coming to the area which will stimulate the demand for additional retail and commercial uses in the area



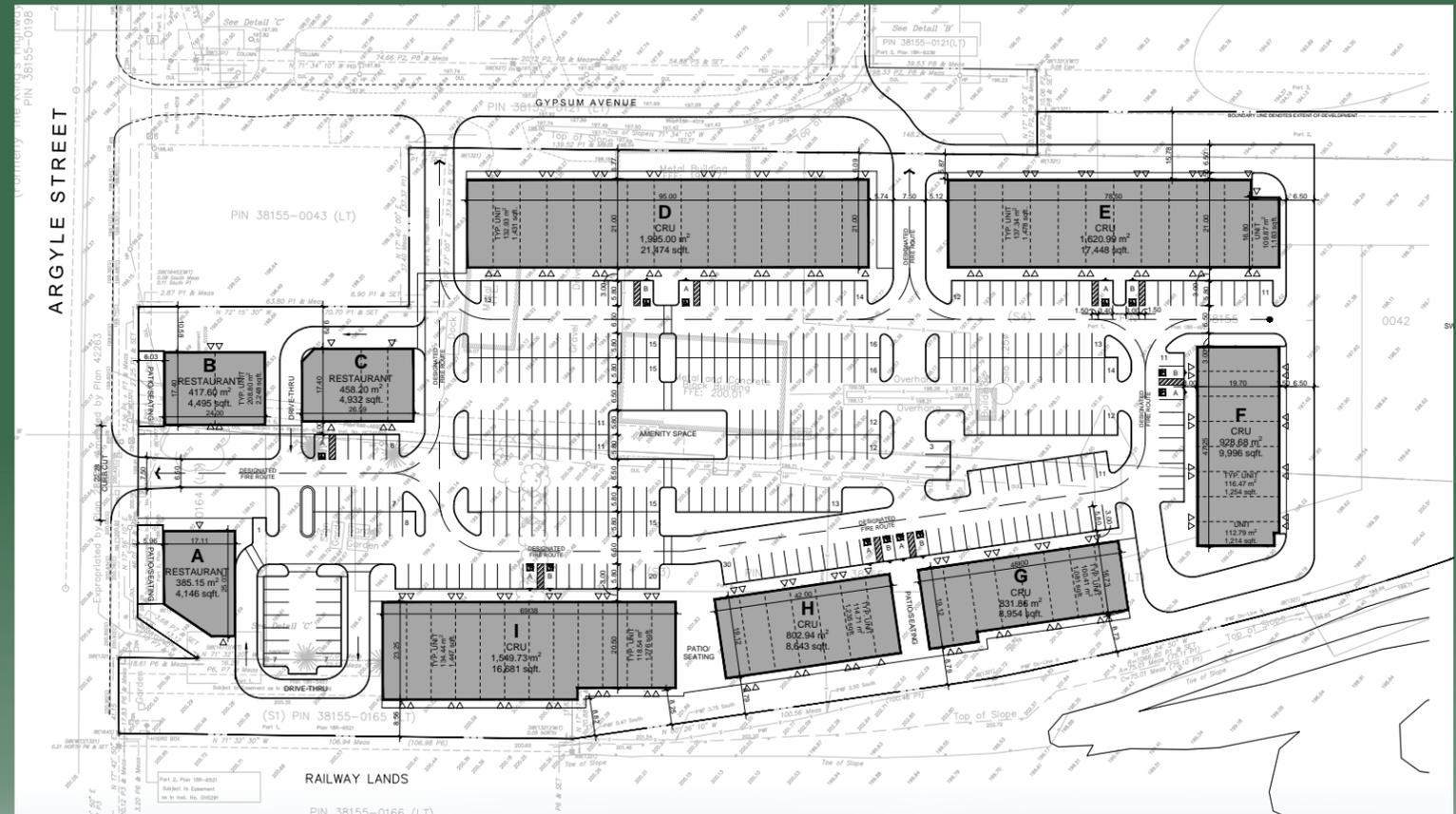
REDEVELOPMENT

APPROVED ZONING BY-LAW AMENDMENT PERMITTED USES
General Commercial - Holding (CG-H)

- Animal Hospital
- Auction Centre
- Bake Shop
- Bar or Night Club
- Boutique
- Building Supply Establishment
- Bus Terminal
- Business Support Service
- Convenience Store
- Custom Workshop
- Day Care Nursery
- Dry Cleaning Distribution Station
- Dry Cleaning Establishment
- Fruit & Vegetable Market
- Financial Institution
- Fish & Seafood Market
- Fruit & Vegetable Outlet
- Funeral Home
- Hotel
- Laundromat
- Meat Market
- Merchandise Service Shop
- Micro Brewery
- Office, Business
- Office, Medical
- Parking Lot or Structure
- Personal Service Shop
- Pharmacy
- Place of Entertainment
- Place of Sports & Recreation
- Printing & Publishing Establishment
- Private Club
- Restaurant, drive-thru, fast food, and take-out
- Retail Store
- Retail Uses, accessory
- School, Trade
- Taxi Establishment
- Wholesale Outlet
- Research & Development Facility
- Training & Rehabilitation Centre
- Stormwater Management Facility

Site PLAN STATISTICS

Total Site Area	+ 21.49 ac	+ 935,902 sq. ft.	Parking	STANDARD	HANDICAP
Development Area	+ 10.00 ac.	+ 435,532 sq. ft.		351	13
Building A	Restaurant	+ 4,146 sq. ft.	Total		364
Building B	Restaurant	+ 4,495 sq. ft.	Lot Coverage	22.22 %	+ 96,769 sq. ft.
Building C	Restaurant	+ 4,932 sq. ft.	Landscaped Area	40.70 %	+ 177,280 sq. ft.
Building D	Comm/Retail	+ 21,474 sq. ft.	Paved Area	37.08 %	+ 161,492 sq. ft.
Building E	Comm/Retail	+ 17,448 sq. ft.	Setbacks	REQ.	PROV.
Building F	Comm/Retail	+ 9,996 sq. ft.	Front Yard (N)	7.0M	5.87M
Building G	Comm/Retail	+ 8,954 sq. ft.	Ext Side Yard (E)	7.0M	9.74M
Building H	Comm/Retail	+ 8,643 sq. ft.	Ext Side Yard (S)	9.0M	8.25M
Building I	Comm/Retail	+ 16,681 sq. ft.	Rear Yard (W)	3.0M	5.96M
Total GFA		+ 96,769 sq. ft.			



ELEVATION CONCEPT



Caledonia OVERVIEW

GROWING DEMAND FOR COMMERCIAL & RETAIL

Strategically located adjacent to a residential development bringing over 2,000 homes to the immediate area, the Site will service the need for commercial and retail uses sought by the new influx of residents. The continuous demand for essential goods, services, and amenities directly translates into increased property values and robust rental rates, offering a significant return on investment for developers. Beyond the financial incentives, establishing businesses early in the development cycle fosters strong customer loyalty and secures a dominant market position as the community matures, thereby enriching the residents' quality of life and contributing to a thriving local economy.



CBRE

Asking Price
\$4,750,000

DUE DILIGENCE

A comprehensive suite of supporting materials for this Offering is readily available in a confidential online property library. Prospective purchasers are required to complete a Confidentiality Agreement (CA) to gain secure access to this detailed documentation.

KEY DUE DILIGENCE DOCUMENTS INCLUDE

- Archaeological Report
- Commercial Needs Study
- Correspondence with Ministry of Energy, Northern Development and Mines
- Deed of Property
- Environmental Reports
- Invitation for Public Consultation
- Official Plan Amendment Passing Notice
- Planning Report
- Property Survey
- Proposed Streetscape & Elevation Renderings
- Street Reference Plan Excerpt
- Signed OPA & ZBLA Application
- Site Plan
- Submission Documents & Letter
- Traffic Report
- Zoning By-Law Amendment Passing Notice

[CLICK TO DOWNLOAD CA](#)

OFFERING PROCESS

Offers are invited and should be submitted electronically to the designated sales team.

Please contact us for further details on the offering process.

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**LAND
SPECIALISTS**

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