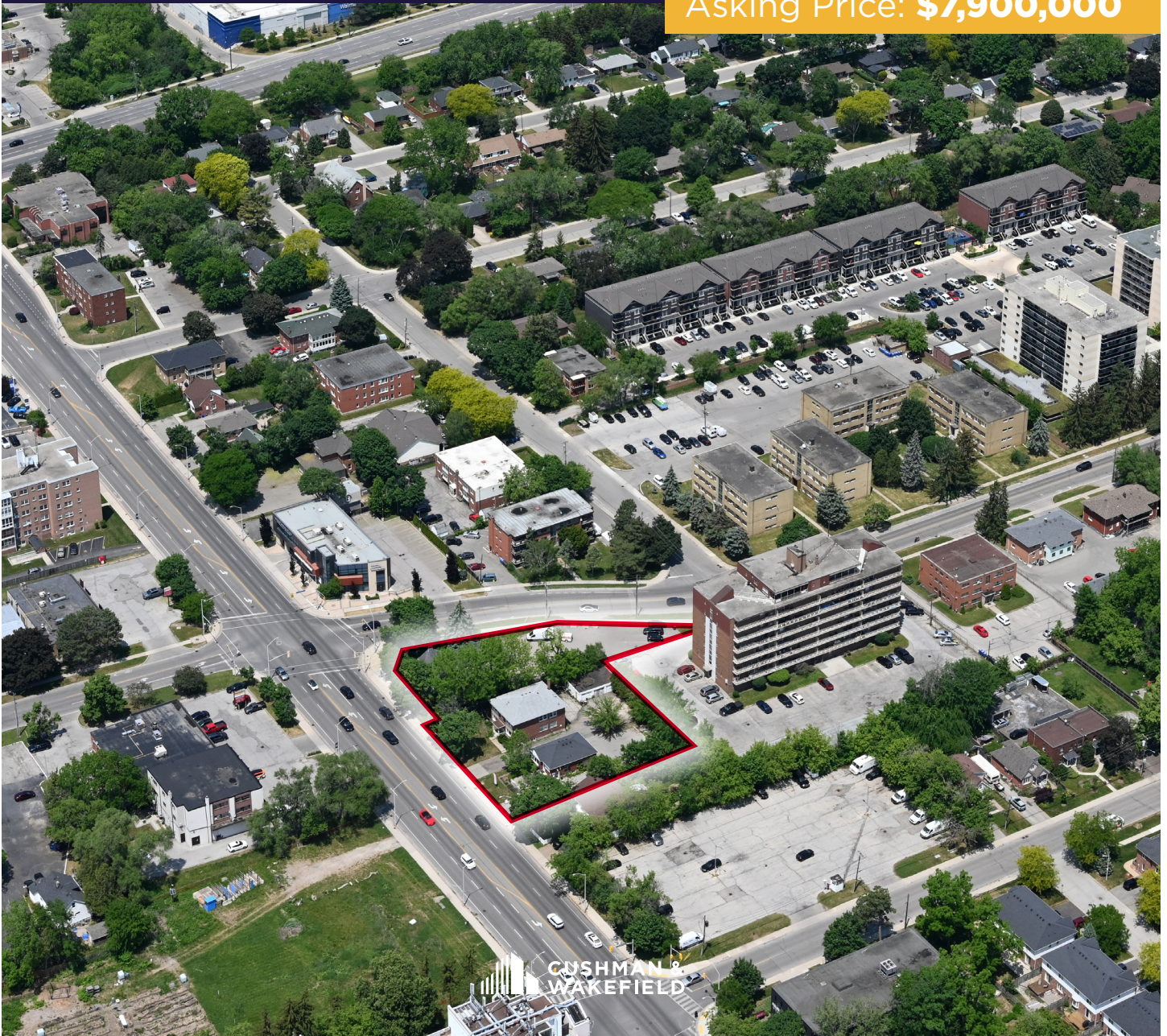


FOR SALE HIGH DENSITY RESIDENTIAL REDEVELOPMENT OPPORTUNITY



789-795 BRANT STREET, BURLINGTON

Asking Price: **\$7,900,000**



CUSHMAN
WAKEFIELD

Property Details | 789-795 Brant Street, Burlington

Key Highlights

Prime Transit-Oriented Location

- Less than 1km southwest of the Burlington GO Train Station, connecting to Toronto’s Union Station in 45 minutes and downtown Hamilton in 25 minutes.
- The QEW-Brant Street interchange is located 1km north of the Site.
- There are three major retail centres within a five-minute drive of the Site - The Burlington and Brant Power Centres, Mapleview Mall and RioCan Burlington Centre, providing a comprehensive range of national and international retailers as well as multiple grocery and service options. Downtown Burlington is also just south of the Site, which provides various dining, entertainment and recreational options including the Burlington waterfront trail network, Spencer Smith Park and the Lake Ontario waterfront.

Strong Residential Market Fundamentals

- Burlington is experiencing a very low-supply environment – only 6 projects launched since 2021 totaling 1,844 units and remaining unsold units asking average pricing of \$1,058 psf.
- There are 66 condominium projects moving through the development application process, with over 32,000 units proposed.
- An additional 6 purpose built rental projects have also been proposed, totaling 1,843 units – Built forms contemplated range from 8 to 19-storeys.
- There are 10 condominium projects proposed along the Brant Street Corridor (south of the QEW), totaling 3,850 units – Built forms contemplated range from 8 to 25-storeys.

OLT Approved High-Rise Redevelopment Opportunity

The Vendor submitted an OPA, ZBA, and a Refusal to Grant Demolition Permit related to the Ontario Heritage Act to the municipality for approval and subsequently appealed the development to the OLT. The OPA seeks to introduce site-specific provisions to the Mixed Use Corridor - General land use designation that would allow a 33-story mixed-use building consisting of retail/service commercial uses at-grade and residential uses at a maximum density of 1,408 units per net hectare. The ZBA seeks to rezone the Site and the portion of the City’s right-of-way from Mixed Use General (MXG) to Mixed Use General Site Specific 541 (H-MXG-541) and add site-specific exceptions.

The OLT approved the development in May 2024 with an interim order allowing the development to move forward. The Vendor is required to submit a Heritage Conservation Plan and a heritage permit application to the satisfaction of the City, prior to the issuance of the final order.

Property Summary

Site Area	24,582 sf / 0.56 acres
Lot Dimensions	~143* feet on Brant Street ~239* feet on Prospect Street *Irregular Depth
PIN	070760383
Zoning	Mixed Use General Site Specific 541 (H-MXG-541)
City of Burlington Official Plan (1997)	Mixed Use Corridor - General
New Burlington Official Plan	Upper Brant Precinct – Downtown Urban Centre Primary Growth Area
Existing Improvements	The Property is improved with two, two-storey brick buildings as well as a single-storey concrete garage
Asking Price	\$7,900,000



Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) for the disposition of 789-795 Brant Street, Burlington, Ontario (the “Property”). The Vendor’s objective is to maximize upfront cash sale proceeds and preference will be given to offers with limited (or no) conditionality and a timely closing. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Offers will be considered upon receipt unless otherwise advised by Cushman & Wakefield.

Price

The Property is offered for sale with a price of \$7,900,000. The Property can be purchased on an individual or combined basis.

Submission

Offers are to be submitted to the listing team at:
Dan Rogers, Jeff Lever, Reilly Hayhurst & Mike Murray
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
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Contact

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