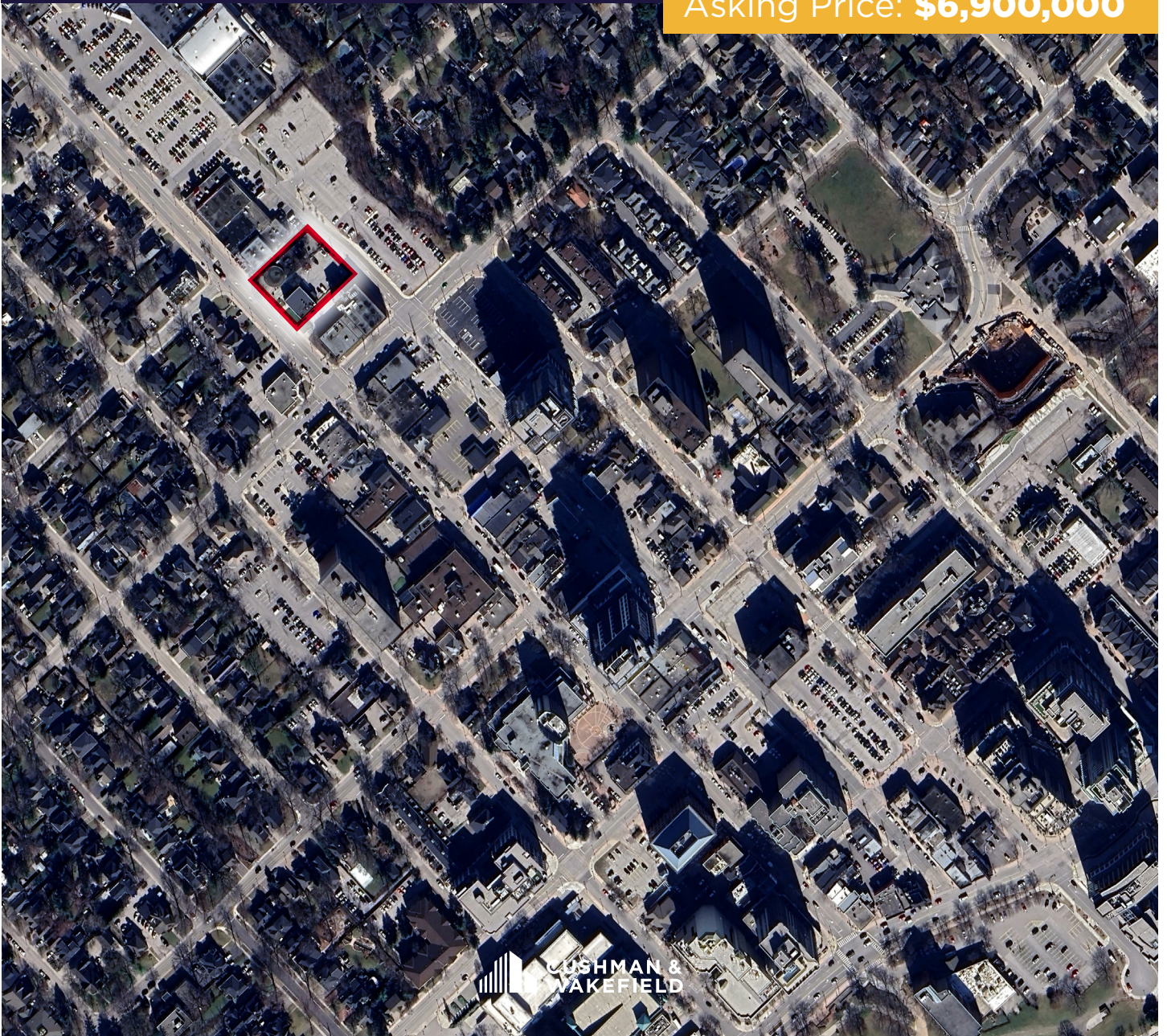


FOR SALE HIGH DENSITY RESIDENTIAL REDEVELOPMENT OPPORTUNITY



519-527 BRANT STREET, BURLINGTON

Asking Price: **\$6,900,000**



CUSHMAN &
WAKEFIELD

Property Details | 519-527 Brant Street, Burlington

Key Highlights

Prime Transit-Oriented Location

- Less than 2km south 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 2km north of the Site.
- The Site is located just outside of Downtown Burlington, which provides various dining, entertainment and recreational options including the Burlington waterfront trail network, Spencer Smith Park and the Lake Ontario waterfront.
- 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.

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.

Existing Buildings/Income

- The Property is improved with two stand alone retail buildings.
- Tenants include the Bank of Montreal and Culaccino Bar & Kitchen
- Approximate net income of \$200,000 per year.

High-Rise Redevelopment Opportunity

The Site is subject to the 1997 Burlington Official Plan and the new 2020 Official Plan, which is under appeal and not in effect. The 1997 Official Plan designates the Site as Mixed-Use Centre which promotes commercial and residential uses and allows for mixed-use development at high densities. Schedule E designates the Site as a Downtown Core Precinct in the land use mapping. The objective is to designate the inner core area of the Downtown for higher density development consistent with the role of Brant Street as a major spine of the Downtown Mixed-Use Centre and to meet provincial growth objectives.

The Burlington Official Plan 2020 designates the Site as an Urban Centre under the Urban Structure map. The Land Use Downtown Urban Centre Map designates the Site to be located within the Mid Brant Precinct. The Mid Brant Precinct is intended to serve as a destination within Downtown Burlington. Permitted uses are primarily retail and service commercial uses on the ground floor, with residential uses above.

The Official Plan also outlines various urban design requirements, including the requirement to reduce the massing of mid-rise buildings along John Street and to have setbacks above the 5th storey on a 45-degree angle. Additionally, tall buildings are defined as 12-storeys in height or taller within the Plan. The maximum Building Heights Map indicates that there should be low-rise development along Brant Street (3-storeys) and midrise at the back along John Street (up to 11-storeys).

Under Zoning By-law 2020, the Site is zoned DC (Downtown Commercial Zone). This zone permits commercial, office, and apartment buildings. The maximum permitted height is 4-storeys and the maximum FSI is 4.0.

Property Summary

Site Area	22,314 sf (0.512 acres)
Lot Dimensions	Frontage: ~132 ft
	Depth: ~169 ft
PINs	070710059 & 070710058
Zoning	DC (Downtown Commercial Zone)
City of Burlington Official Plan (1997)	Mixed-Use Centre
New Burlington Official Plan	Urban Centre - Mid Brant Precinct
Asking Price	\$6,900,000



Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) for the disposition of 519-527 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 \$6,900,000. 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
Toronto, ON M5J 1S2 | Canada

Contact

DAN ROGERS**

Executive Vice President
+1 416 359 2352
dan.rogers@cushwake.com

JEFF LEVER*

Executive Vice President
+1 416 359 2492
jeff.lever@cushwake.com

REILLY HAYHURST*

Senior Associate
+1 416 359 2429
reilly.hayhurst@cushwake.com

MIKE MURRAY*

Senior Associate
+1 416 359 2669
mike.murray@cushwake.com

HIBA HUSSAIN

Urban Planner
+1 416 359 2567
hiba.hussain@cushwake.com

