

FOR SALE

**1.72 ACRE HIGH-DENSITY
TRANSIT-ORIENTED
REDEVELOPMENT OPPORTUNITY**



1062-1074 COOKE BOULEVARD, BURLINGTON



Offering at a Glance

Cushman & Wakefield ULC (“C&W”) is pleased to offer for sale the redevelopment site located at 1062-1074 Cooke Boulevard, Burlington, Ontario (the “Property” or “Site”). Located in the community of Aldershot, the Property represents a rare opportunity to acquire a 1.72 acre high-density, transit-oriented redevelopment site within the Aldershot GO MTSA, and nearby the Aldershot GO Station.

The Property represents an OLT-approved high-rise redevelopment opportunity that contemplates a significant two-phase redevelopment concept totaling 621,616 sf, including 326,771 sf in Phase 1, 294,845 sf in Phase 2, and a 7,858 sf park. In addition to the approved high-rise concept, the Property offers meaningful phasing flexibility, with the ability to be positioned as a comprehensive development site or as two separate phased development parcels, providing purchasers with optionality to pursue multiple residential strategies, including condominium, purpose-built rental, seniors housing, or alternative lower-height and lower-density built forms.

The Property is offered for sale on at a price of \$14,250,000. Submission of offers will be reviewed by the Vendor on an as-received basis. All inquiries and offers should be addressed to the attention of Dan Rogers, Jeff Lever, Rene Serin, Reilly Hayhurst and Mike Murray at the address provided within.



Investment Highlights



Prime Transit-Oriented Location

The Property benefits from a prime transit-oriented location in Burlington's Aldershot community, just 500 metres southwest of Aldershot GO Station, providing convenient regional connectivity to Toronto's Union Station in approximately 50 minutes and downtown Hamilton in approximately 20 minutes. The Site also offers excellent vehicular access, with the Highway 403 and Waterdown Road interchange located only 500 metres north. In addition to its strong transportation connectivity, the Property is well served by surrounding amenities, including walkable retail and services along Plains Road West, Mapleview Shopping Centre within a five-minute drive, and nearby recreational destinations such as the Lake Ontario waterfront, LaSalle Park and Marina, all located approximately one kilometre south of the Property.



OLT Approved High-Rise Redevelopment Opportunity

The Property is subject to part of the City of Burlington Official Plan 1997 and the Burlington Official Plan 2020. The Vendor appealed the proposed Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) to the Ontario Land Tribunal (OLT). On October 2, 2024, the OLT allowed the appeals filed by the Vendor. The OPA allowed for the designation of the Site to change from Mixed Use Corridor - Employment to Mixed Use Corridor - General. The ZBA allowed for the rezoning of the Site to change from Mixed Use Employment (MXE) to Mixed Use General Site Specific 539 (H-MXG-539). The Holding symbol can be lifted provided that the Owner executes a Regional Servicing Agreement for the replacement of the Cooke Boulevard sanitary sewer to address downstream sanitary sewer capacity to the satisfaction of the Region of Halton.



Phased Project Flexibility

The Property offers the potential to support a flexible development strategy, with the ability to be positioned as either a comprehensive development site or as two separate phased development parcels.

Phase 1 (34 storeys):	326,771 sf
Phase 2 (30 storeys):	294,845 sf
Total GFA:	621,616 sf

This approach provides prospective purchasers with the opportunity to consider multiple execution strategies, including purpose-built rental, seniors housing, or other residential formats seeking a scalable development opportunity. Prospective purchasers may also consider alternative built forms, and lower-height or lower-density concepts.

Supply Constrained Market

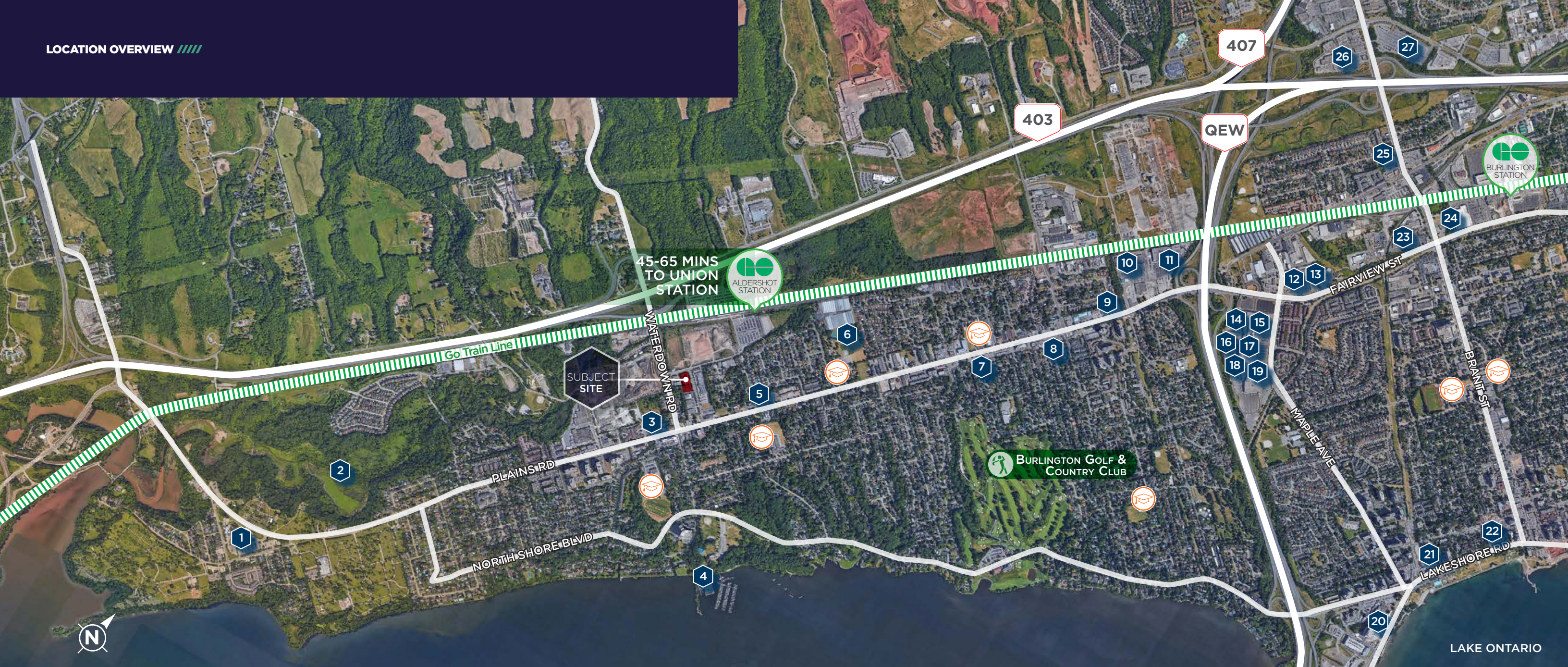
Burlington is experiencing a constrained new housing supply environment, with only two condominium projects currently under construction, totaling 702 units and achieving a combined sales rate of 77%. Notably, neither project is located within the Aldershot submarket, underscoring the limited availability of new ownership housing in the immediate area. In Aldershot, the most recent condominium completion is Northshore by National Homes, an 8-storey, 152-unit project that achieved occupancy in October 2025.



Property Details

	1062 Cooke Boulevard	1074 Cooke Boulevard
Gross Site Area	Approx 0.74 acres	Approx. 0.98 acres
Net Site Area	1.72 acres or 74,949 sf	
Park Area	7,858 sf	
Frontages	Approx. 380.53 feet on Cooke Boulevard Approx. 167.92 feet on Masonry Court	
PINs	71220060	71220059
Legal Descriptions	PCL 3-1 , SEC 20M507 ; LT 3 , PL 20M507 , T/W PT 7, 20R8287, AS IN H331145 ; S/T H414356 BURLINGTON	PCL 2-3 , SEC 20M507 ; LT 2 , PL 20M507 , EXCEPT PT 2, 20R11122; T/W PT 7, 20R8287, AS IN H331145 ; S/T H412117,H414356,H571221 BURLINGTON
Burlington Official Plan	Mixed Use Corridor - General	
Zoning	Mixed Use General Site Specific 539 (H-MXG-539)	
Special Planning Area	Aldershot GO MTSA	









Location Overview

Situated in southwest Burlington, the Aldershot community shares its west border with the City of Hamilton. The Property is ideal for residential redevelopment given its relative location and proximity to the Burlington waterfront, Downtown Burlington and Hamilton, Aldershot GO Train Station and Highway 403. Moreover, there are many services within the immediate area of the Property including grocery stores, parks, schools and entertainment complexes providing its local residents with a variety of amenities within walking or short driving distance.

Area Demographics (3km)

-  Population **18,130**
-  Total Households **7,796**
-  Avg. Household Income **\$126,200**
-  Avg. Age **47**

Amenities

- | | |
|------------------------------|------------------------------|
| 1 Royal Botanical Gardens | 15 Zacks |
| 2 Hendie Valley Sanctuary | 16 Shoppers Drug Mart |
| 3 Tim Hortons | 17 Zara |
| 4 LaSalle Park Marina | 18 H & M |
| 5 Wendy's | 19 Hudson's Bay |
| 6 Aldershot Tennis Club | 20 Joseph Brant Hospital |
| 7 Dollar Tree | 21 Art Gallery of Burlington |
| 8 TD Bank | 22 Performing Arts Centre |
| 9 Dave's Fish Market | 23 Staples |
| 10 JYSK | 24 Walmart |
| 11 IKEA | 25 MEC |
| 12 Longo's | 26 Best Buy |
| 13 LCBO | 27 Costco Wholesale |
| 14 American Eagle Outfitters | |

Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 1062-1074 Cooke Boulevard, Burlington, Ontario. Submission of offers will be reviewed by the Vendor on an as-received basis.

Price

The Property is being offered for sale with a price of \$14,250,000.

Submissions

Offers are to be submitted to the Advisor at:

Dan Rogers, Jeff Lever, Rene Serin, Reilly Hayhurst & Mike Murray
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada

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