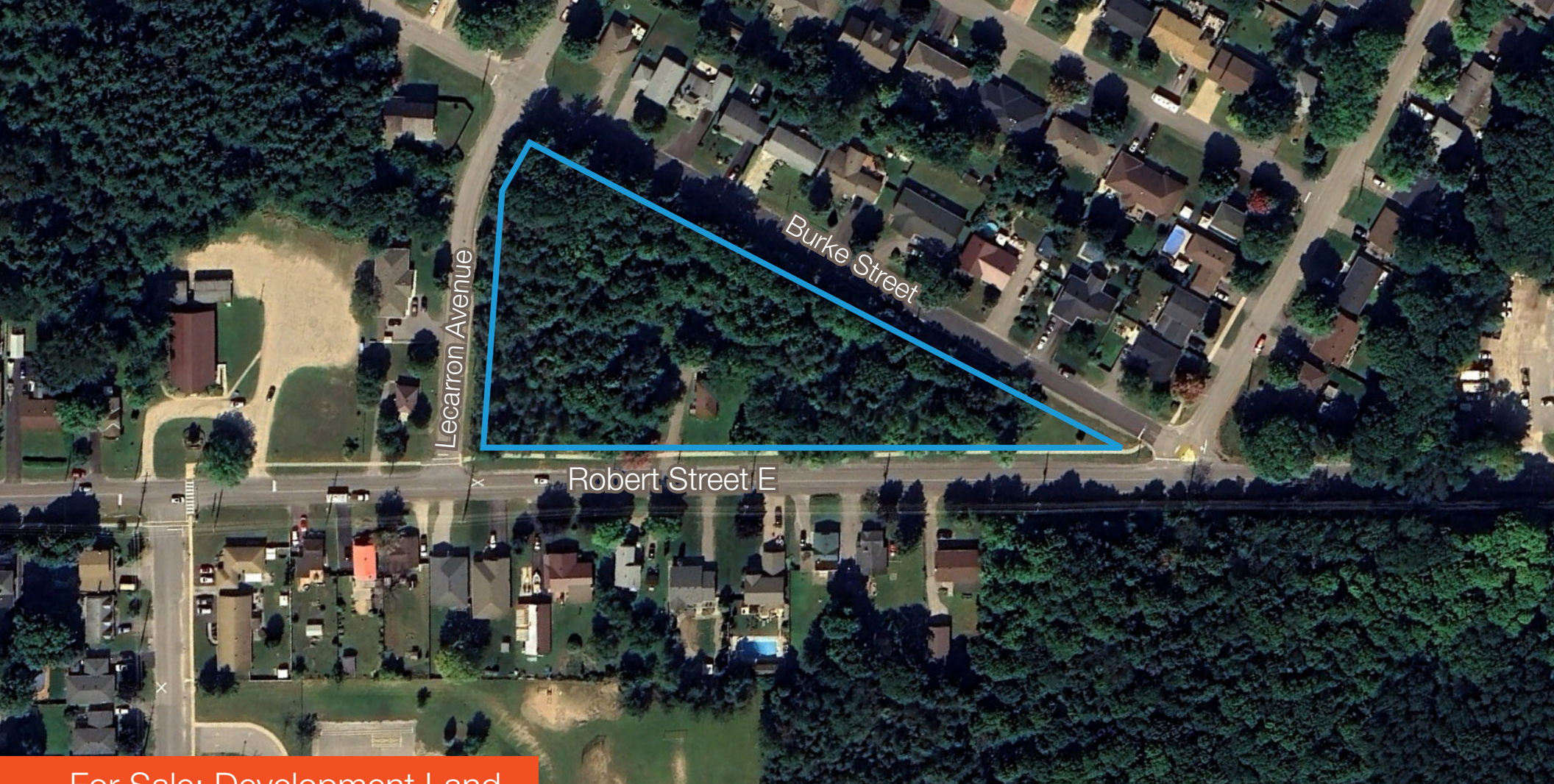




For Sale: Development Land

123 Robert Street E

2.969 acre Residential Development Site in Penetanguishene, ON

Lennard:

Here is where your business will *grow*.



123 Robert Street E



2.969 acre Residential Development Site, with Site Plan Approval in Penetanguishene, Ontario.



Size
2.969 acres



Zoning
**Deferred
Development Zone**
Official Plan
Neighbourhood Area



Asking Price
\$3,850,000
Taxes (2024)
\$3,427.17



Listing Agents
Scott Sutherland*
Partner
416.804.1101
ssutherland@lennard.com

*Sales Representative

Property Highlights

The property is fully ready for architectural design, with all preliminary studies completed. A draft plan of subdivision has been finalized, and rezoning approval has been granted for 31 freehold townhouse units, 24 of which feature walkout designs. The rezoning approval accommodates a mix of one-, two-, and three-storey units, providing flexibility for varied housing styles and layouts.

Final engineering plans are prepared and ready for submission. The site benefits from three road frontages, with sewer, water, gas, and hydro services available at the road, requiring only lateral tie-ins for servicing. In addition, a comprehensive stormwater management plan has been completed.

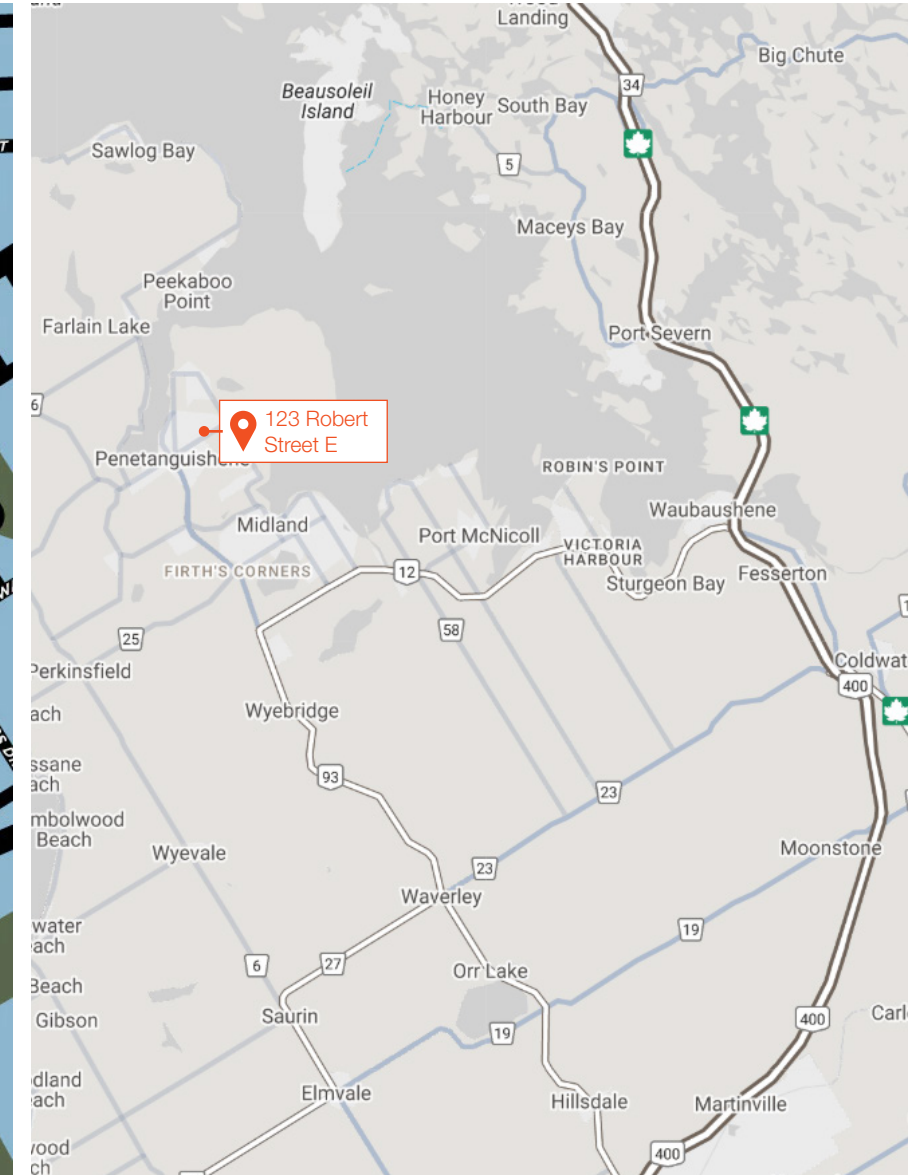
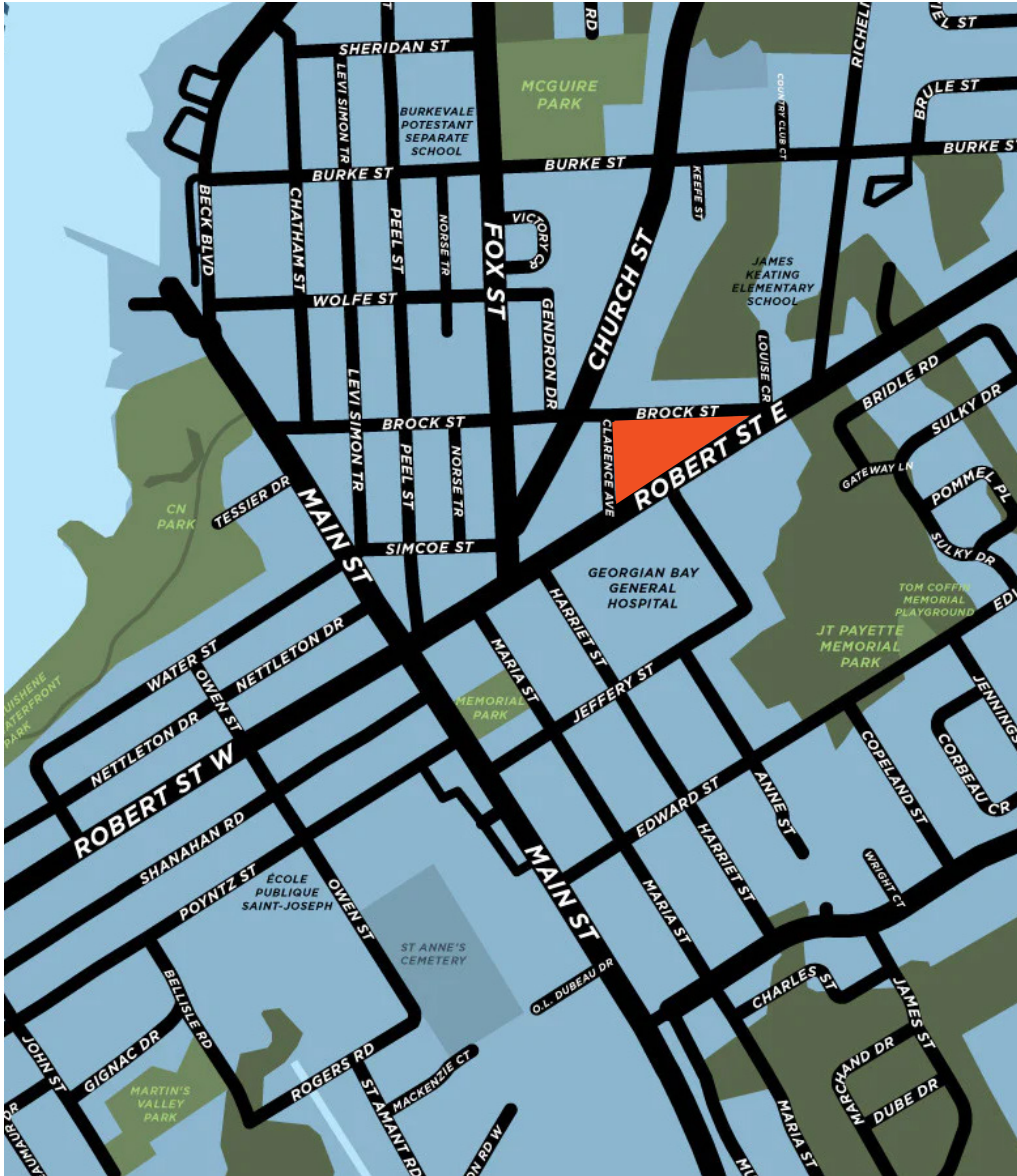
The Town also offers an incentive program for rental units, presenting an excellent opportunity for developers seeking to include rental housing as part of the project.



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123 Robert Street E

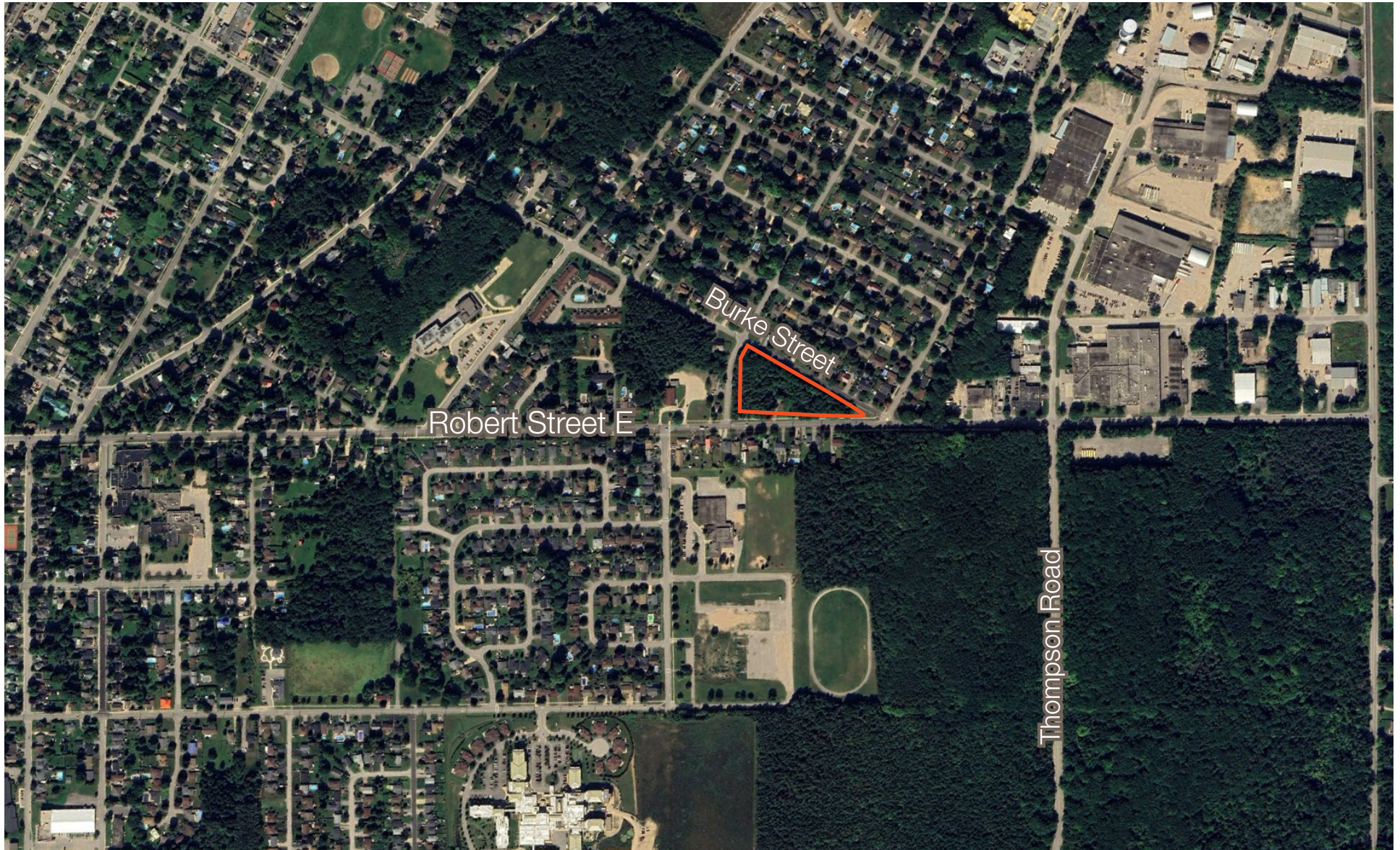
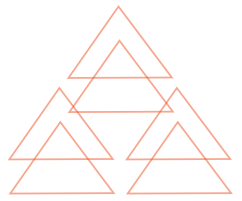


123 Robert Street E

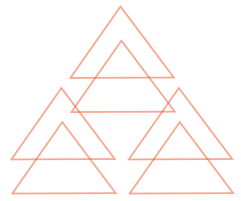
Concept Plan



123 Robert Street E



123 Robert Street E



Penetanguishene



Nestled on the southern shores of Georgian Bay, Penetanguishene is a picturesque town that combines small-town charm with rich history and natural beauty. Known for its bilingual heritage and vibrant waterfront, the community offers residents a high quality of life with easy access to parks, beaches, and trails. The town's friendly atmosphere, safe neighbourhoods, and scenic surroundings make it an attractive place for families, retirees, and newcomers seeking a relaxed yet connected lifestyle.

Economically, Penetanguishene has evolved from its historic roots as a naval and shipbuilding centre into a diverse local economy supported by healthcare, manufacturing, tourism, and small business development. Its proximity to larger urban centres like Midland and Barrie provides additional employment opportunities while maintaining the affordability and slower pace of a smaller community. The town has also invested in infrastructure and waterfront revitalization projects that enhance both residential appeal and commercial growth potential.

For visitors and residents alike, Penetanguishene offers plenty to explore. Discovery Harbour brings the area's 19th-century naval history to life with reconstructed ships and lively reenactments, while nearby Awenda Provincial Park showcases pristine forests, sandy beaches, and hiking trails along Georgian Bay. The Penetanguishene Rotary Champlain Wendat Park and the town's vibrant marina area provide scenic spots for recreation and community events, making Penetanguishene not only a great place to live but also a destination worth experiencing.



Demographics



Total Population

10,077



Total Households

3,980



Median Household Income

\$77,000

Lennard:

Scott Sutherland*, Partner
416.804.1101
ssutherland@lennard.com

201-60 Columbia Way, Markham
905.752.2220
lennard.com

*Sales Representative

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