

125 45th Street N, Wasaga Beach, Ontario

15.42 Acres of Residential
Development Land
For Sale in Wasaga Beach



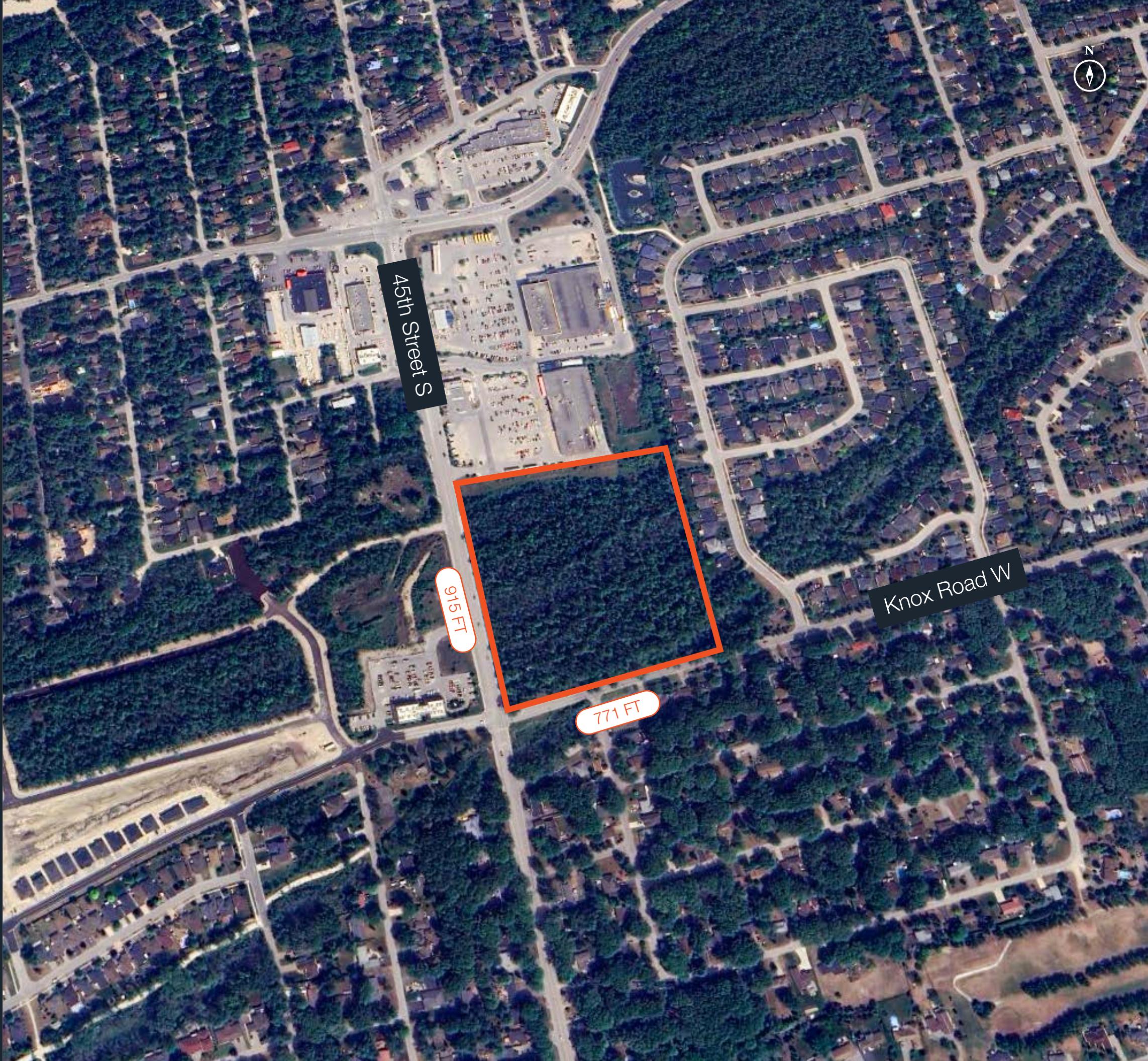
Lennard:

Property Details

 Municipal Addresses	125 45th Street N, Wasaga Beach
 PIN	583160770
 Local Population	28,814
 Lot Size	15.42 Acres
 Lot Dimensions	915 FT x 771 FT
 No. of Residential Units	102
 Commercial GFA	116,250 SF

Investment Highlights

- Residential Development:** The current siteplan features 102 townhouse condominium units, and a common area park.
- Commercial Development:** The current site plan includes a substantial 116,250 SF commercial block, ideal for retail, dining, or service-based businesses.
- Amenity Rich Location:** Just steps from national retailers including Real Canadian Superstore, Canadian Tire, Starbucks, and IDA Pharmacy.
- Strategic Connectivity:** Only 15 minutes to Collingwood and 40 minutes to Barrie, offering easy access to key urban centers while enjoying the charm of Wasaga Beach.



Local Area Amenities

Everyday Amenities

- 1 Real Canadian Superstore
- 2 LCBO
- 3 Canadian Tire
- 4 Shoppers Drug Mart
- 5 I.D.A Pharmacy
- 6 Home Hardware
- 7 Esso Gas Station
- 8 Mobil Gas Station
- 9 Canada Post
- 10 Life Labs

Restaurants

- 11 A&W Restaurant
- 12 Starbucks
- 13 Subway Sandwiches
- 14 Stacked Pancake House
- 15 Beacon Restaurant
- 16 Tim Hortons

Leisure

- 17 Wasaga Beach YMCA
- 18 Wasaga Beach Area 6
- 19 William Arnill Park
- 20 Wasaga Beach Dog Park

Social Services

- 21 Worsley Elementary School
- 22 Wasaga Beach Fire Station

125 45th Street N

Lennard:

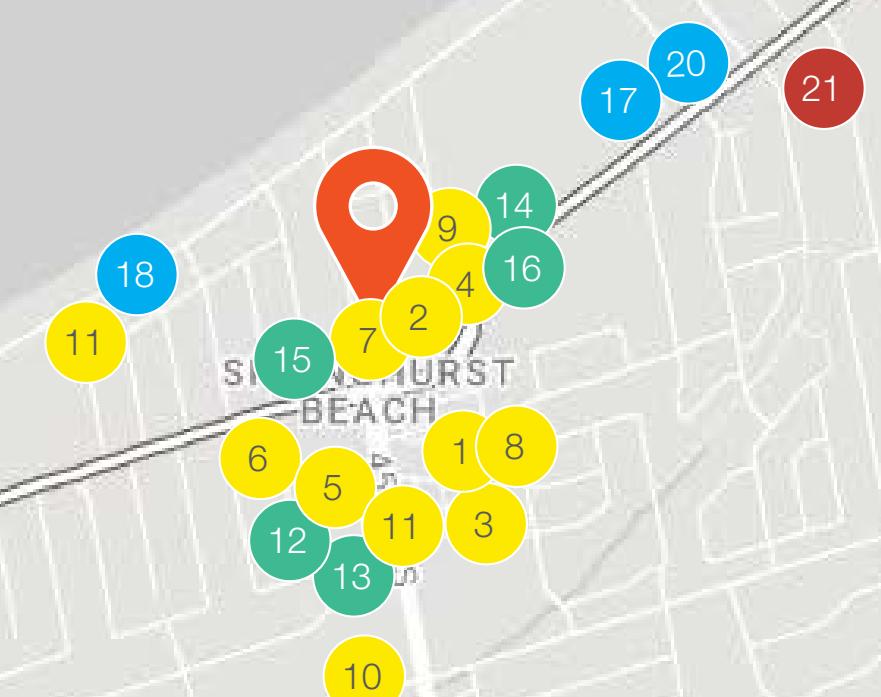


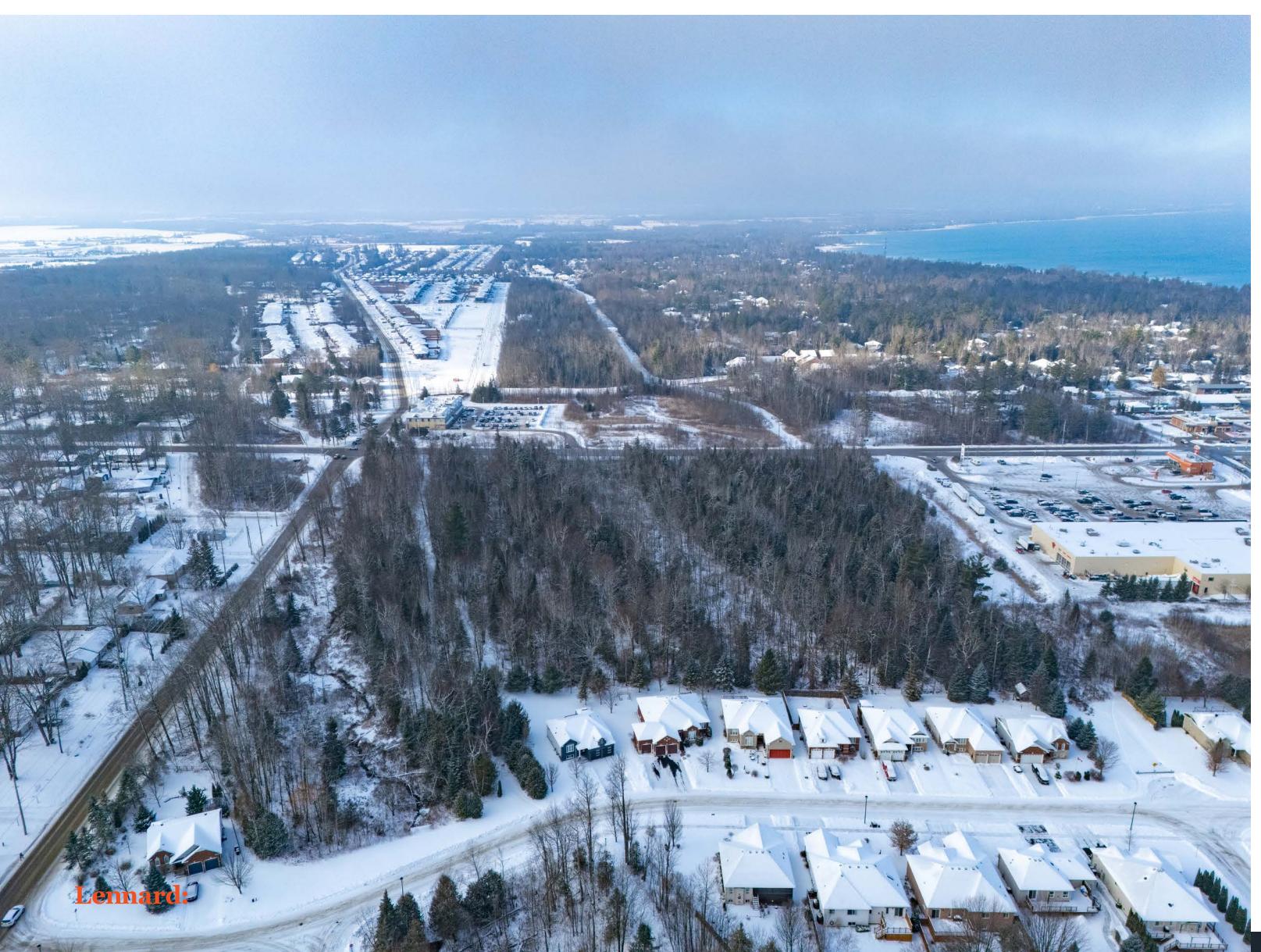
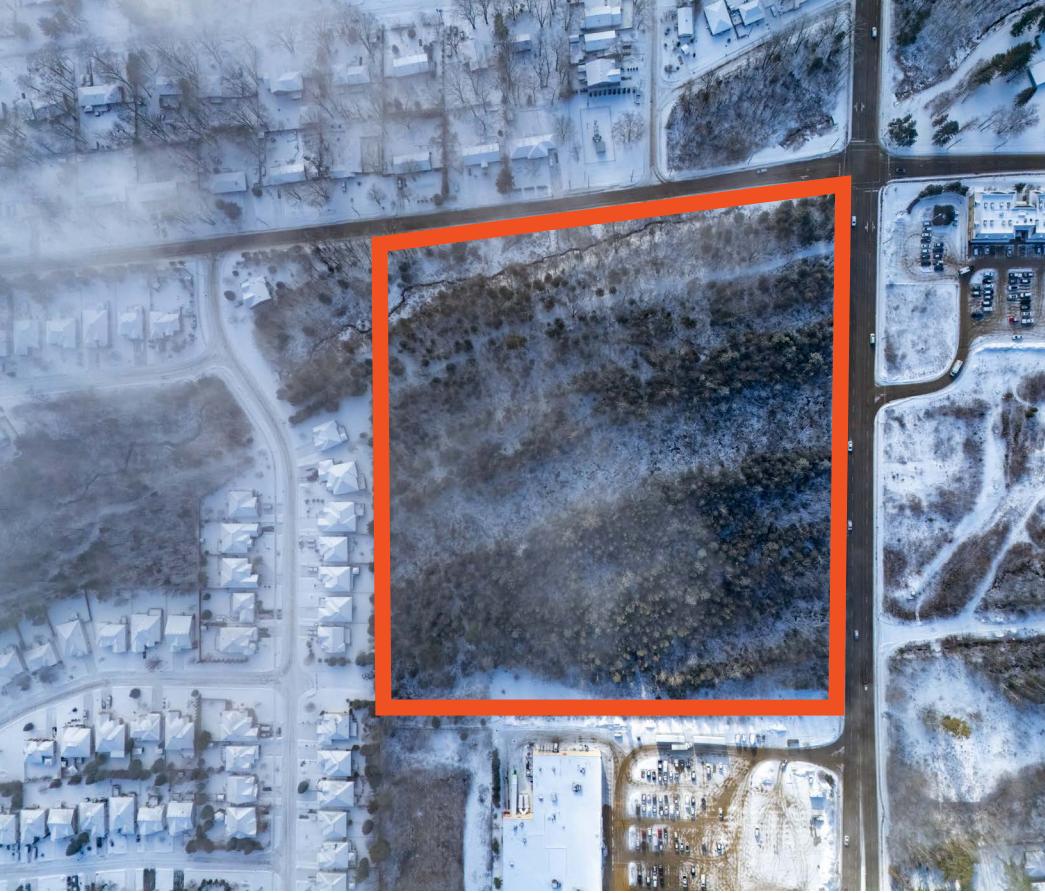
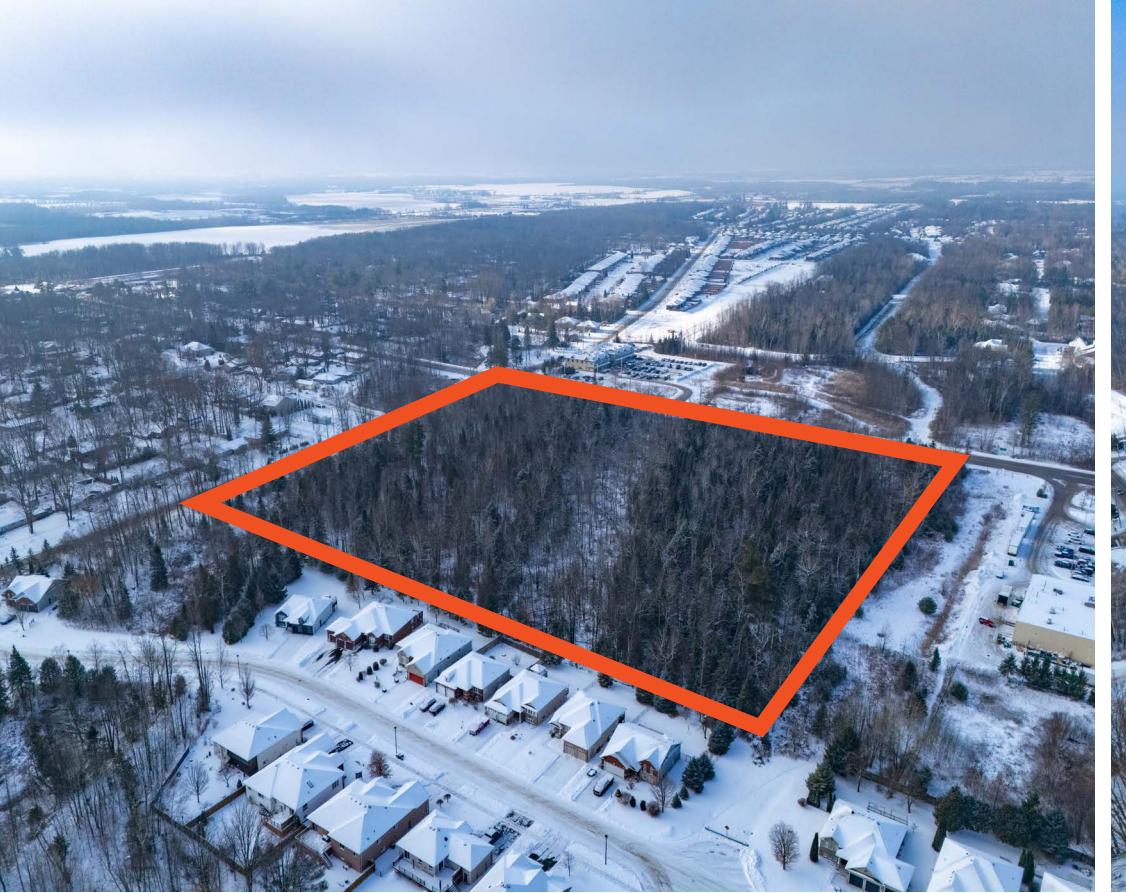
OAK
BEA

OXBOW PARK

Sunnidale Rd S

19





Lennard

125 45th Street N. Wasaga

Offering Process

Data Room Contents

Prospective purchasers must execute the confidentiality agreement. Once received, they will be provided with access to a ShareFile data room with due diligence material. Information contained in the data room includes:

- 2024 Appraisal Report
- July 2016 Draft Plan for 100 Units
- Legal Correspondence
- Receiver's Standard Form APS

Confidentiality Agreement

Click [here](#) to execute the online confidentiality agreement.

Tours

Please do not go directly or walk the property without consent from the listing agents. To schedule a tour, please contact Paul Campbell.

MLS Number

S12699110
S12699010

Sale Terms

The property is sold on an "as is, where is" basis, with no warranties or representations from the vendor.

Offering Guidelines

The Receiver's objectives are to maximize the sale price of the property and complete a disposition with limited, or if possible, no conditions. Parties are invited to submit an Agreement of Purchase and Sale through Lennard Commercial Realty.

As part of their submission, potential purchasers are encouraged to include:

- An outline containing key principles of the company;
- Demonstrated ability to close a transaction of this magnitude;
- A brief business history.

Any transaction for the Property is subject to court approval.

Prospective Purchasers should note that the Receiver is under no obligation to respond to, nor accept, any proposal. The Receiver reserves the right to remove the Property from the market and to alter the offering process (or the timing thereof) at its sole discretion, without being obliged to justify its decision in any way.

Legal Description

PART OF LOT 1, CONCESSION 15, DESIGNATED AS PART 1 ON REFERENCE PLAN 51R-44317; TOGETHER WITH AN EASEMENT OVER PART 3 ON REFERENCE PLAN 51R-44317 IN FAVOUR OF PART OF LOT 1, CONCESSION 15, DESIGNATED AS PART 3 ON REFERENCE PLAN 51R-30556 AS IN INSTRUMENT NO. SC413852; TOGETHER WITH AN EASEMENT OVER PART 2 ON REFERENCE PLAN 51R-44317 IN FAVOUR OF PART OF LOT 1, CONCESSION 15, DESIGNATED AS PART 3 ON REFERENCE PLAN 51R-30556 AS IN INSTRUMENT NO. SC621188, COUNTY OF SIMCOE SUBJECT TO AN EASEMENT AS IN SC2037532 TOWN OF WASAGA BEACH

Submission Date

The Property is being offered to the market on an unpriced basis and proponents are invited to submit their offers to the Advisors by 5:00 p.m. on Thursday, February 26th, 2026.

Please email all submissions to the listing agents:

Peter DeGuerre | pdeguerre@lennard.com

Paul Campbell | pcampbell@lennard.com

Joshua Perlstein | josh@lennard.com

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