

..... **For Sale:** .....

# 46 Price Street E

.....  
Brighton, Ontario

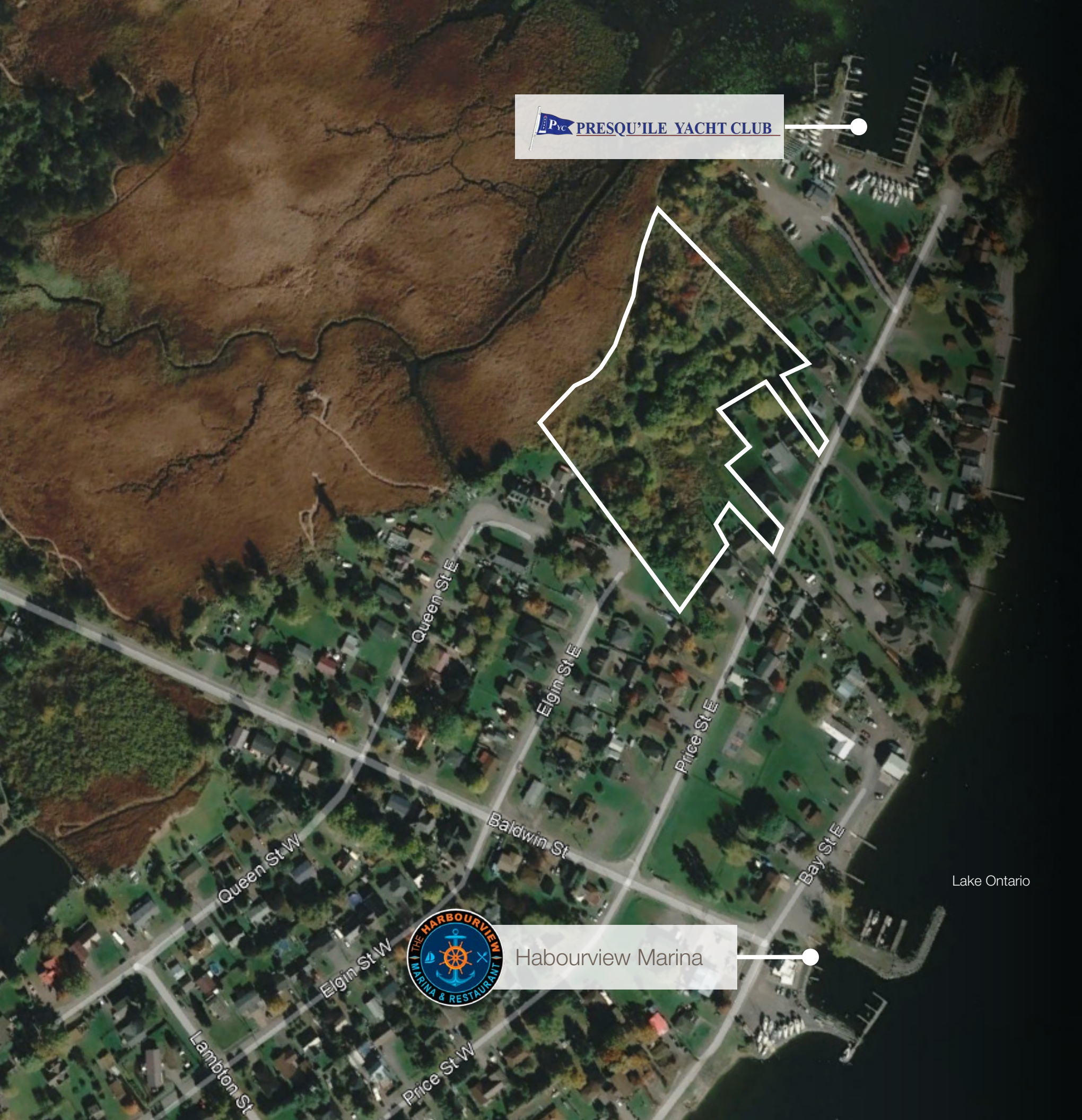


Lake Ontario

**Lennard:**

Future Urban Residential Development Lands





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**Lennard:**



# Executive Summary

Lennard Commercial Realty (“the Advisor”) has been exclusively retained by the client (“the Vendor”) to facilitate the sale of a boutique upscale residential development site comprised of 6.23 acres in the Municipality of Brighton, Ontario (“the Property”).

Strategically positioned within close proximity to the Presqu’île Yacht Club and public waterfront, The Property is located on the north side of Price Street East, east of Elgin Street within an established and mature built up low density residential area. As per the Site Plan provided, the Subject Property is envisioned for a 32 unit residential development comprised of 32 detached dwelling units.

The Property benefits from Highway No. 2 and Highway 401 being a short distance to the north providing east / west access to neighbouring municipalities Furthermore, the property location provides good access to numerous amenities nearby offering an exceptional opportunity for residential development.

Subject property has been Zoning By-Law and Draft Plan approved by the Ontario Land Tribunal (OLT) on February 21, 2025, subject to conditions.

## Offering Process

The Advisors, on behalf of the Vendor, are soliciting investors, development and building firms for Agreements of Purchase and Sale for the subject property. Submissions can be made at anytime and will be reviewed and responded to on a first come, first serve basis. The offers will be responded to at the Vendor’s discretion. All offers to be submitted to Andrew Meanchoff, Aran Pope and Brennan Shier.

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## Studies & Reports Completed to date

- 21556-1 Gosport Engineering Drawing set
  - Servicing Report
  - Stormwater Management Report
  - TIS and memo
  - Site Plan Approval Comment response letter
  - Street Light memo (Illumination plan within Engineering Drawing set)
  - Architectural Plans (A100, A101, A300)
  - Tree Inventory and Preservation Plan Report
  - Urban Design Brief
  - Landscaping Plan
- Proposed Draft Plan of Condo
  - Preliminary Servicing Plan
  - Planning Justification Report
  - Environmental Impact Study
  - Geotechnical Analysis
  - Traffic Impact Study
  - Preliminary Servicing and Stormwater Report
  - Phase I Environmental Site Assessment
  - Stage 1, 2 and 3 Archaeological Assessment
  - Tree Inventory Protection Plan & Sketch

# Property Overview



**Location**  
Located on the north side of Price Street E, east of Baldwin Street



**PIN**  
511690196



**Legal Description**  
PART LOT 33, CONCESSION C BRIGHTON, PART 3, 38R4781; PART LOTS 33, CONCESSION C BRIGHTON, PARTS 1 & 2 PLAN 38R4209, SAVE & EXCEPT PART 1 PLAN 38R5691, PARTS 1-3 PLAN 39R6673 & PARTS 1 & 2 PLAN 39R13791 MUNICIPALITY OF BRIGHTON



**Total Site Area**  
6.227 acres



**Net Buildable Area**  
±3.805 acres (per site plan)



**Total Number of Residential Units**  
32



**Northumberland County Official Plan Designation**  
Urban Area



**Brighton Official Plan Designation**  
Residential & Environmental Protection



**Zoning**  
R4 – Urban Residential Four & EP-1 – Environmental Exception One





## 3





# Official Plan

Land Use Designations

Environmental Protection

Core Commercial

Highway Commercial

Residential

Shoreline Residential

Industrial

Greenfield

Special Policy Area #1 Land Use

Community Facilities and Open Space

Features

Special Policy Area

Special Development Area

Intensification Boundary

Urban Settlement Boundary

Property Boundary

County Road

Municipal Road

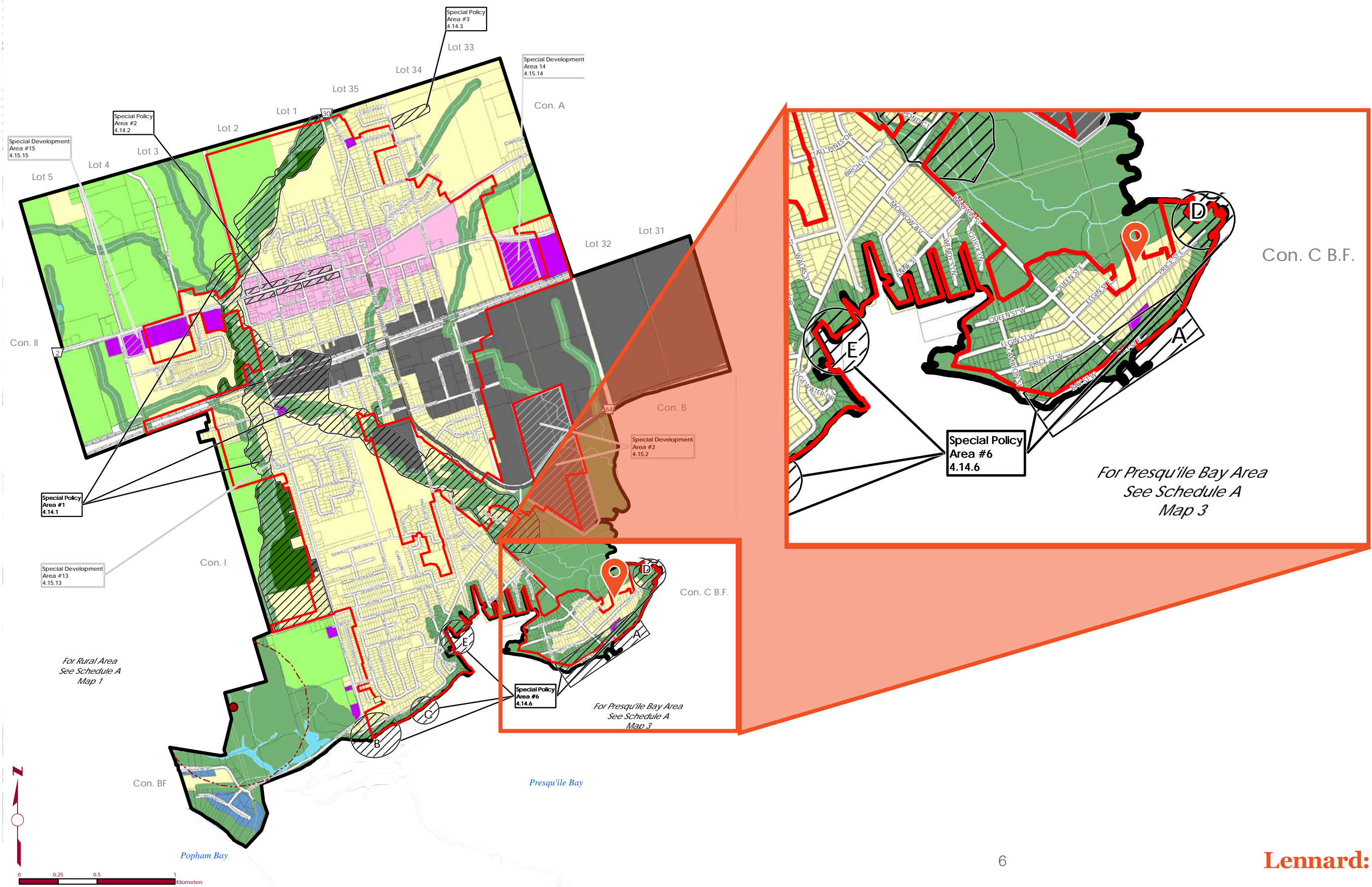
Rail Lines

Watercourse Permanent

Waterbodies

Waste Disposal Assessment Area

Landfill





# Conceptual Site Masterplan





# Renderings





# Renderings



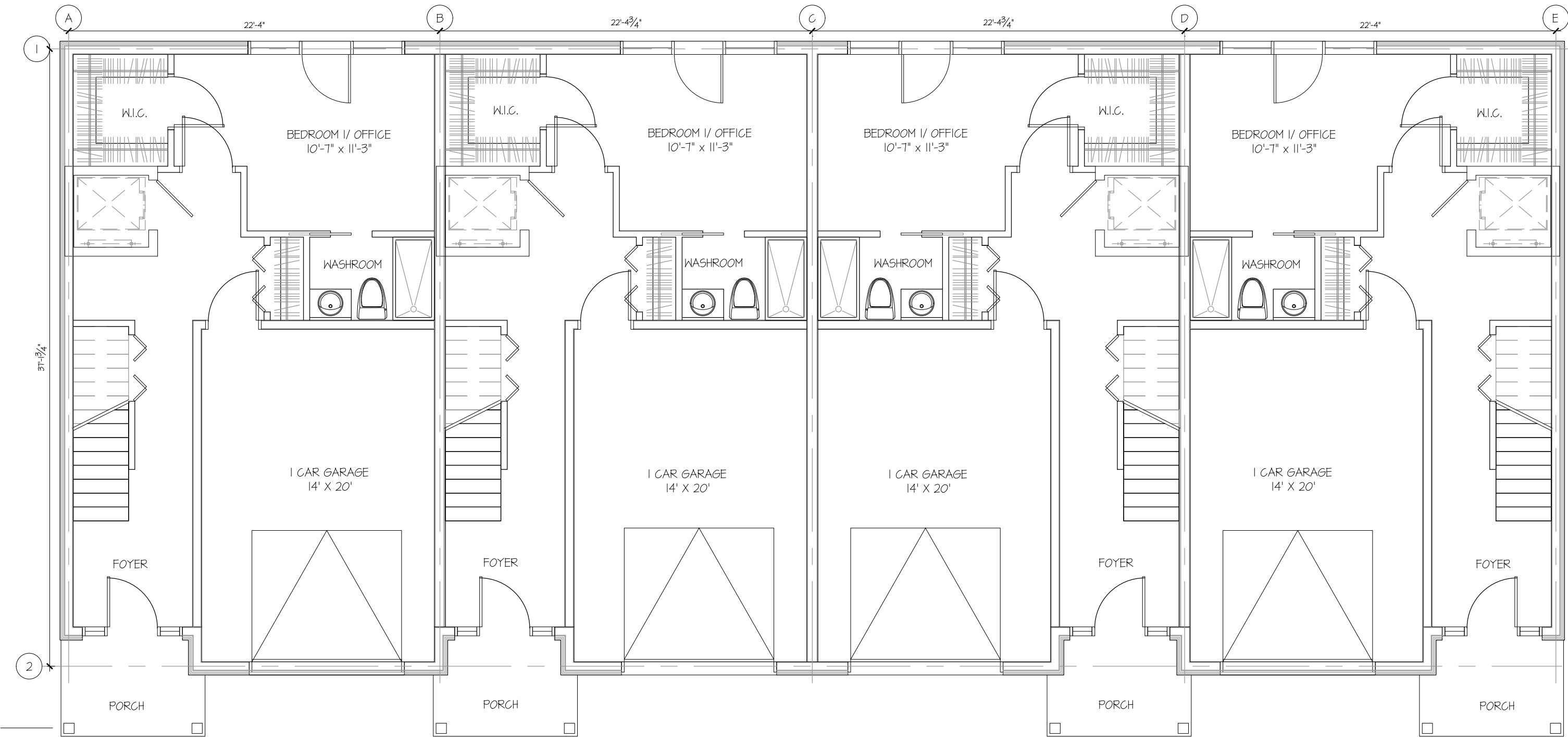


# Elevations



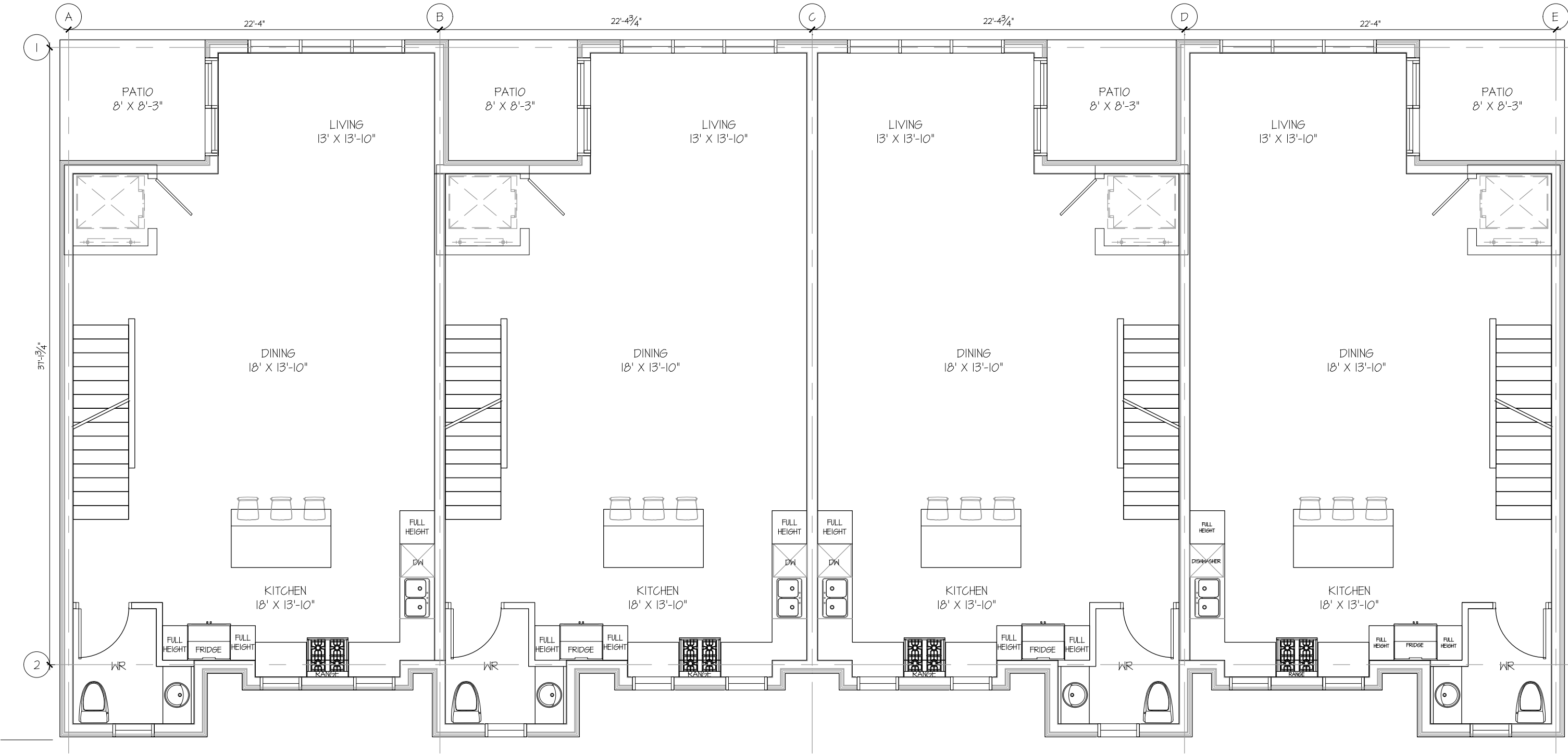


# 1st Floor Plan



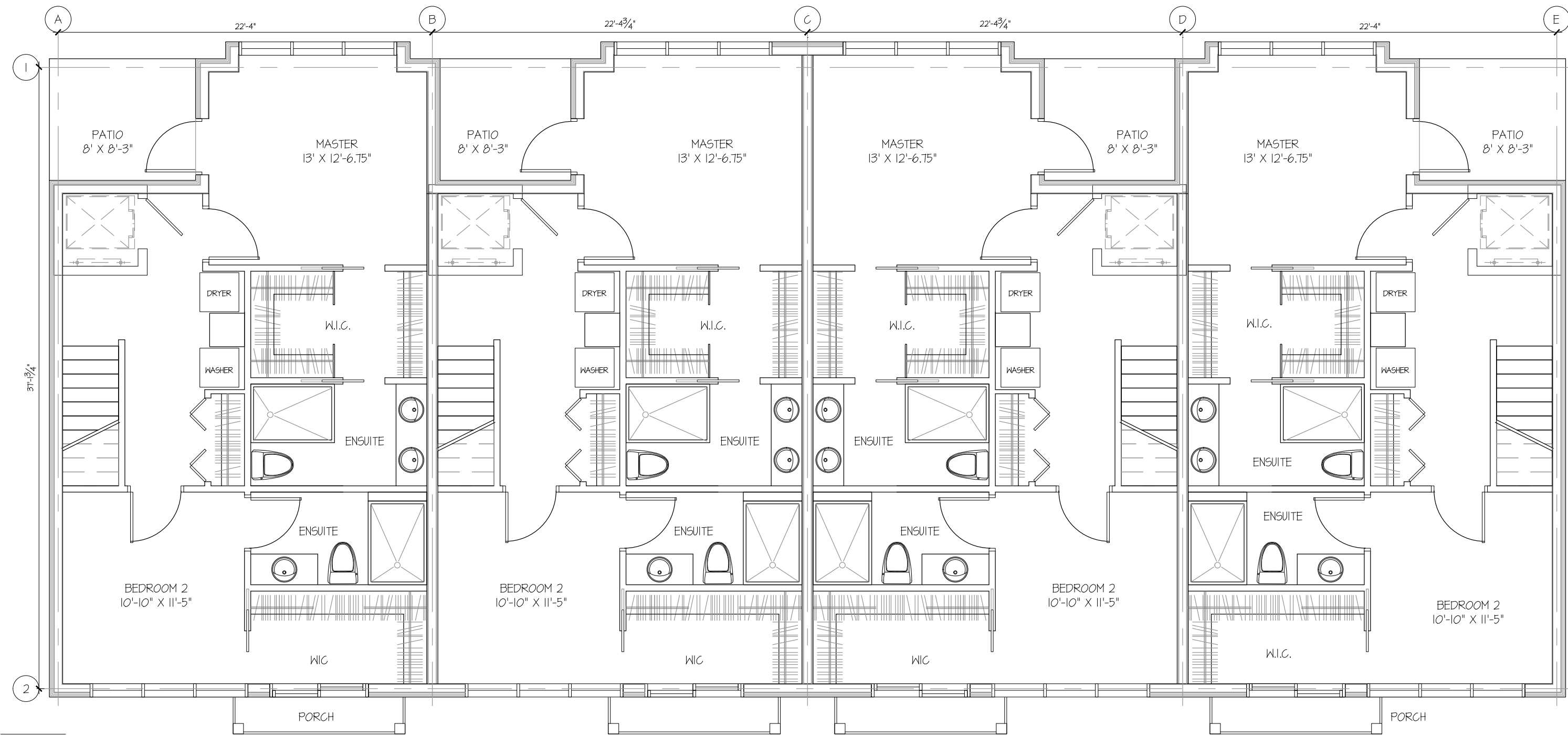


# 2nd Floor Plan





# 3rd Floor Plan





# Overall Landscape Plan





# Location Overview

Located 90 minutes from the GTA along the 401 corridor, Brighton, Ontario has so much to offer its residents and local businesses. The Municipality of Brighton is located on the shores of beautiful Lake Ontario. We are a just a short drive from Toronto, offering the tranquil atmosphere of a small town. Downtown Brighton is home to several charming boutiques, delicious and diverse dining options, greenspace, band shelter that hosts events and live music as well as essential services, necessary for residents and visitors alike.

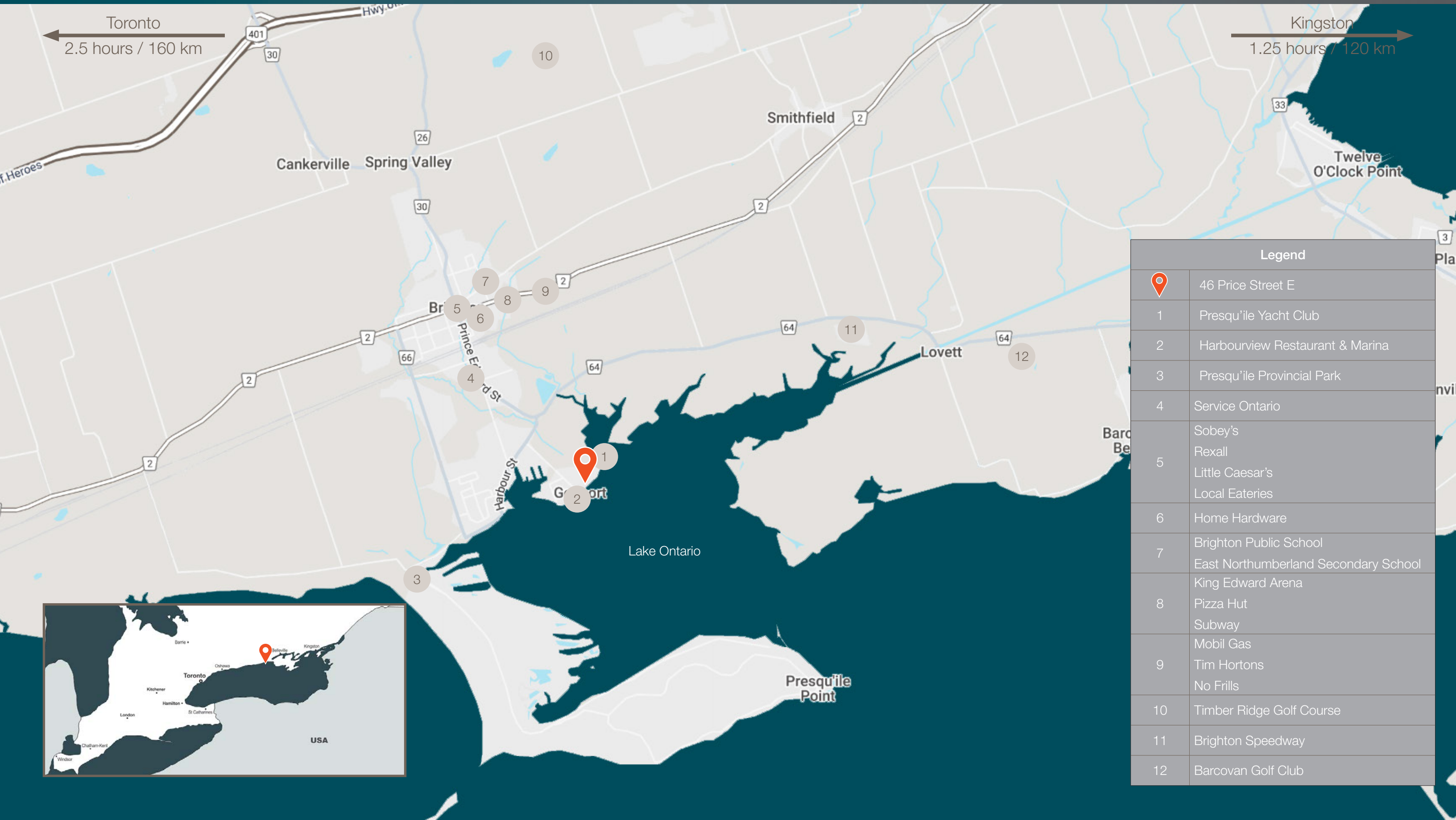
There are many things to see and do in Brighton. Visit Presqu'ile Provincial Park; famous for lakeside camping, swimming, windsurfing, hiking and birding. Presqu'ile Bay is a major stopping area for waterfowl as they make their way north in the spring. Explore the historical Proctor House Museum, Memory Junction and Hilton Hall Heritage Center. Don't miss Brighton's Applefest, an annual fall celebration of our rich agricultural land and abundance of apple orchards.

Brighton is home to several thriving businesses from manufacturing, warehousing and building materials to automotive care and food processing. Brighton is also known for its rich agriculture when it comes to farming, vegetable production and of course apple orchards. Fresh produce is easy to find at many local stands, and the popular Codrington Farmers' Market every Sunday morning from May-October.





# Local Amenities





# Offering Process

Lennard Commercial Realty (“the Advisor”) has been exclusively retained by the client (“the Vendor”) to facilitate the sale of a boutique upscale residential development site comprised of 6.23 acres in the Municipality of Brighton, Ontario (“the Property”).

## Memorandum Contents

This Confidential Investment Memorandum is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This Confidential Investment Memorandum does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This Confidential Investment Memorandum is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This Confidential Investment Memorandum provides selective information relating to certain physical, locational and financial characteristics of the Property.

The information on which this Confidential Investment Memorandum is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisors make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendors and Advisors expressly disclaim any and all liability for any errors or omissions in the Confidential Investment Memorandum or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this Confidential Investment Memorandum, is provided at any time, orally or otherwise, by the Vendors or the Advisors or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as

to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

## Indemnification

Recipients of this Confidential Investment Memorandum acknowledge that they are principals or investment advisors in connection with the possible acquisition of the Property.

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendors or Advisors.

At any time prior to the Completion of the proposed transaction, the Vendors may request additional information from interested parties relevant to the transaction. The Vendors reserve the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

## Process

Based on the information contained in this Confidential Investment Memorandum, and other information that may be made available by the Advisors upon request, interested parties are invited to submit an offer to address the following requirements:

The purchase price and deposits for the Property, proposed timeline and the terms of due diligence and closing name of the ultimate beneficial owners of the Purchaser.

After review of the offer, it is the intent of the Vendors to enter into a binding Agreement of Purchase and Sale for the Property with a selected party. None of the initial proposals, regardless of their form and content will create any binding legal obligation upon the Vendors or the Advisors.

Prospective purchasers should note that the Vendors are under no obligation to select any of the offers.

## Sale Conditions

The Property is to be purchased on an “as is, where is” basis. There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof.

Any information related to the Property which have been or will be obtained from the Vendors, Advisors or any other person, have been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendors nor the Advisors make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendors.

## Submission Process & Timing

Proponents are invited to submit their offers to Lennard Commercial to the attention to the attention of Aran Pope, Brennan Shier and Andrew Meanchoff.

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendors, the prospective Purchaser’s ability to complete the transaction, the timelines and proposed closing conditions. The Vendors are not obliged to accept any offers and reserves the right to reject any or all offers received.

The Advisor and the Vendor intend to review all offers as they are received.

## Exclusive Advisors

All inquiries regarding the Property or any information contained in this Confidential Investment Memorandum should be directed to Lennard Commercial as exclusive agents for the Vendor.

**\*\* All co-operating agents to act as “Buyer Brokers” and be compensated directly by their buyer.**

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**Andrew Meanchoff\***

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Your *next*  
exceptional  
development  
project is  
right here.

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\*Sales Representative | All Outlines Are Approximate

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

**Lennard:**