



CUSHMAN &
WAKEFIELD

Lennard:

Residential Development Opportunity



FOR SALE

SUNDOWNER ROAD
MIDLAND, ON





Drive Times & Distances
Barrie: 40 min | 50 km
Collingwood: 60 min | 60 km
Gravenhurst: 1 hr | 85 km
Muskoka: 1 hr | 110 km
Toronto: 2 hr | 160 km

8.66 Acres

Investment Highlights



Prime Location

Located at the gateway to Midland on the south shores of Georgian Bay, the Property benefits from access to having full municipal services for residential development and is ideally located directly adjacent to grocery anchored retail amenities. Midland is known for its recreational waterfront which includes the picturesque harbour, marina and yachting facilities which have provided accelerated residential development growth on the Midland Harbour and surrounding areas.



Demographic Growth Market

Communities in southern Ontario that have traditionally experienced seasonal population increase have become some of the fastest growing in terms of permanent population due to the high quality of life and recreational amenities they offer. Midland is projected to increase its population by 25% by 2031 to 22,500 residents mirroring the trends seen in other area municipalities such as Wasaga Beach which has grown by 20% over the 2016-2021 census period. The Live, Laugh and Play Lifestyle that Midland is known for has appealed to a mature, retirement and empty-nest community which craves the year around recreational amenities in the area including boating/yachting facilities, vibrant downtown area, proximity to the regional hospital and several quality golf courses all within a few minutes drive.



Favorable Land Use Designation

The Property provides potential for multiple housing type and building configurations, including high density residential up to a mid-rise built-form. The Vendor has secured a favorable change to the Official Plan designation together with active severance applications for the Property to facilitate a Zoning By-Law application for high-density residential land use. The Property is well-positioned as one of the few remaining development parcels of scale with access to municipal servicing infrastructure to enable site specific development approvals.



[DOWNLOAD CA HERE](#)

Property Details

PIN	Part of PIN 584040097 (subject to severance)
Land Area	8.66 acres (subject to severance)
Zoning	HC - Highway Commercial
Town of Midland Official Plan	Strategic Growth Areas 1, Mixed-Use Districts, Mixed Use Corridor, Urban Service Area
Simcoe County Official Plan	Settlement and Built Boundary (municipal services available at lot line)
Highest & Best Use	Residential & Mixed-Uses including High-Density Residential
Serviced Land	Water, sanitary, gas, electrical all available at the lot line

Relevant Active Condominium Project

Currently, there is one active development proposal in the Midland / Penetanguishene area. The Bay Port Resort by Kaitlin Corporation located at 1191 Harbourview Drive in Midland, Georgian Bay is currently in pre-construction phase with an anticipated occupancy date of July 2028. The six storey, 117 suite condo building has an average suite size of 580 square feet and the project is 100% sold at \$913 per square foot.

The Bay Port Resort

- Address: 1191 Harbourview Drive, Midland
- Developer: Kaitlin Corporation
- Status: Pre-Construction
- Height: 6-storeys
- Suites: 117
- Avg. Unit Size: 580 square feet
- Sold %: 100%
- Average Sold Price: \$913 psf
- Occupancy Date: July 2028



Proposed Developments

There are currently eight developments proposed in the in the Midland / Penetanguishene area encompassing 15 total buildings ranging from 2 to 16-storeys in height for a total of 1,178 units.

1,295 Active & Proposed Units	9 Total Projects	16 Total Building
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MAJOR RETAILERS

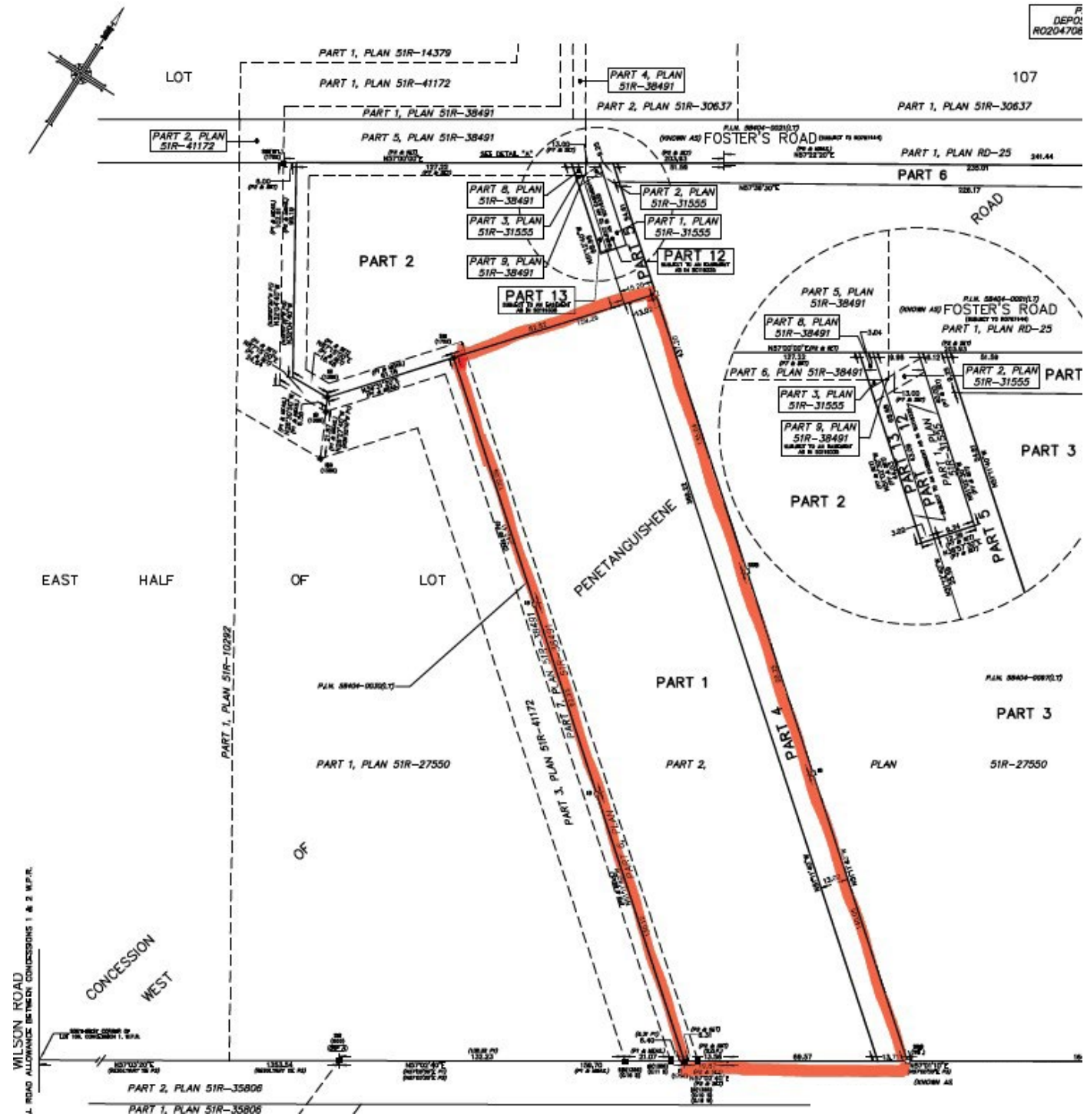
- REAL CANADIAN SUPERSTORE
- LCBO
- Walmart
- RONA
- food Basics
- FOODLAND

- HURONIA MALL
- MOUNTAINVIEW PLAZA MIDLAND
- WALMART SUPERCENTRE & PLAZA

Demographics

- 20,000**
Midland Population
- 47**
Average Age
- \$85,000**
Avg. Household Income

Site Survey



Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive Advisor (“Advisor”) to seek proposals for the disposition of part of PIN 584040097, Midland, Ontario (subject to final severance). The Property is offered for sale on an unpriced basis and offers will be considered upon receipt unless otherwise advised by Cushman & Wakefield. The Vendor’s objective is to maximize sale proceeds and will consider market-based creative deal structures that meet the Vendor’s objectives. Interested Purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving the information on the Offering.

All inquiries regarding the Property or requests for further information should be directed to the Advisor as exclusive agents for the Vendor.

Contact

RENE SERIN

Vice President

+1 905 501 6434

rene.serin@cushwake.com

KEN KARULAS

Senior Vice President

+1 905 489 0711

kkarulas@lennard.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

1 Prologis Blvd, Suite 300
Mississauga, Ontario L5W 0G2
cushmanwakefield.com

LENNARD COMMERCIAL REALTY, BROKERAGE

201-60 Columbia Way
Markham, Ontario L3R 0C9
lennard.com



Lennard:

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