

**FOR SALE**  
**RESIDENTIAL DEVELOPMENT OPPORTUNITY**  
**BRECHIN, SIMCOE COUNTY**



**Simcoe County,  
Residential Redevelopment Land**

The subject property provides a residential builder with an excellent opportunity to acquire a 71.3 acre parcel with Phase 1 draft plan approved for 54 detached, 20 semi's and 21 townhouses conveniently located in the Village of Brechin with proximity to Orillia, Lagoon City and cottage country.

**ASKING PRICE: \$3,600,000**

**John Morrison, B.A. (Hons), PLE**

Investment & Land Sales

416.921.1112

[john.morrison@royallepage.ca](mailto:john.morrison@royallepage.ca)

[www.johnmorrisoncommercial.com](http://www.johnmorrisoncommercial.com)



These statements are based upon the information furnished by the principle and sources, which we deem reliable – for which we assume no responsibility. This submission is made subject to prior sale, change in price or terms, or without notice. Prospective purchasers or tenants should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation.

# RESIDENTIAL DEVELOPMENT OPPORTUNITY BRECHIN, SIMCOE COUNTY

## LOCATION/NEIGHBOURHOOD

The property is located just east of Highway 12 between County Road 47 and Concession Road 4 in the Village of Brechin which is situated 14 miles south of Orillia and a few minutes east of Lagoon City on the eastern shore of Lake Simcoe. It is the main population centre and business hub for Ramara Township in Simcoe County. The Ramara Municipal Office is located in Brechin along with the businesses and services that you would expect to find in a thriving community including two elementary schools, and churches, a Royal Canadian Legion Hall, the Roads Department, a Fire Hall, and more. The Brechin Industrial Park is home to various small industrial establishments.

## PROPERTY DETAILS

The property totals 71.3 acres and is zoned and designated for residential development. The property is located on the south east quadrant of the Village and is convenient to the various businesses, churches, schools, and other village amenities. Frontages are on Concession Road 4 and Church Street. Phase 1 of the project allowing for 54 singles, 20 semi's and 21 townhouses is draft plan approved with the remaining lands approved for future residential development with 12 blocks for future low density residential dwellings and 1 block for future medium density residential dwellings. Sewer and water allocation is in place for Phase 1. The owner has completed the required studies, drawings, and reports and the majority of the draft plan conditions have been met

## LEGAL DESCRIPTION

Part of Part 1, 51R-18892 (Pin # 587240069)

Parts 1, 2, and 3, 51R-22450 (Pin #'s 587240078, 587240079, and 587240080)

Parts 1,2, and 3, 51R-20497 (Pin #'s 587240074, 587240076, and 587240077)

## ADDITIONAL MATERIALS

The owner has completed various studies and reports which are available for review to qualified buyers.



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