

61-65

Nottingham Drive CAMBRIDGE

±2.0 ACRES OF PRIME RESIDENTIAL GREENFIELD LAND

About

The Offering

CBRE Southern Ontario Investment Team is pleased to offer for sale 61-65 Nottinghill Drive (the “Property” or “Site”) in Cambridge, Ontario. The offering represents a rare opportunity to acquire a medium density, residential development site in a rapidly growing market in Southwestern Ontario. Situated within the Moffat Creek neighbourhood the ±1.98 acre Site possesses as of right zoning permitting mixed terraces (stacked towns) and apartments. Concepts yield between 106-116 townhouse units comprising up to ±123,570 SF of potential GFA with ±130-136 parking spaces. Additionally, the construction of a 6-storey apartment for purpose-built rentals or condominiums could be pursued yielding up to 214 units.

With frontages on the south side of Main Street and west side of Nottinghill Drive, this corner location is slated for inclusion within the Main Street and Dundas Street Community Node of Cambridge. The area has experienced significant development investment in recent years, with numerous residential subdivisions surrounding the Property including the sold-out Nottinghill townhouse development to the immediate west.

The Site is ideally situated within walking distance of existing Grand River Transit Facilities including bus stops along Nottinghill Drive and Green Gate Boulevard, while the intersection of Main Street and Franklin Boulevard provide transit stops that connect to north and west parts of Cambridge. In addition, located just east of existing retail and commercial services at the South Cambridge Shopping Centre and Highland Shopping Centre, the Property will benefit from recreational amenities including the planned Cambridge Recreation Complex. Further services and amenities such as the Eastern Industrial Park to the north enrich the Site by providing significant employment opportunities.

Cambridge is a residential market with excellent underlying fundamentals. The CMHC primary residential rental vacancy rate is 2.2%, the median new-build detached home price is \$915,000, and the median new-build townhouse price is \$650,000 for Cambridge as of January 2025. 61-65 Nottinghill Drive represents an opportunity to participate in this development momentum by acquiring a zoned site in a highly constrained land environment.





Property

Information

PRICE: \$7,300,000

PIN: 038450509

Site Area: ±1.98 acres

Frontages: Main Street: ±173.73 ft | Nottingham Drive: ±492.41 ft

Official Plan: High-Density Residential

Zoning: Site-Specific - Specialized Residential Apartment Zone - (H)RM2

Existing Conditions: Currently vacant. In 2018, a topographical survey by Macdonald Tamblyn Lord Surveying, noted that the site is relatively flat with the exception of an undulation running north-south along a ditch.

Environmental: In 2017 Pinchin Ltd. completed a Phase I ESA stipulating nothing was identified that is likely to result in potential subsurface impacts at the Site. No subsurface investigation (Phase II) work was recommended.

Treasure Hill

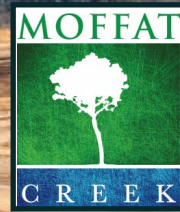
Hazel Glenn



Future Cambridge
Recreation Complex



SouthPoint



Greengate Village

SPARROW AVE

MAIN STREET



GABLE VIEW
HOMES

Nottinghill

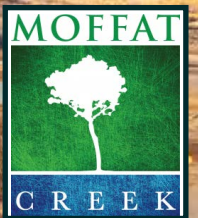




MAIN STREET

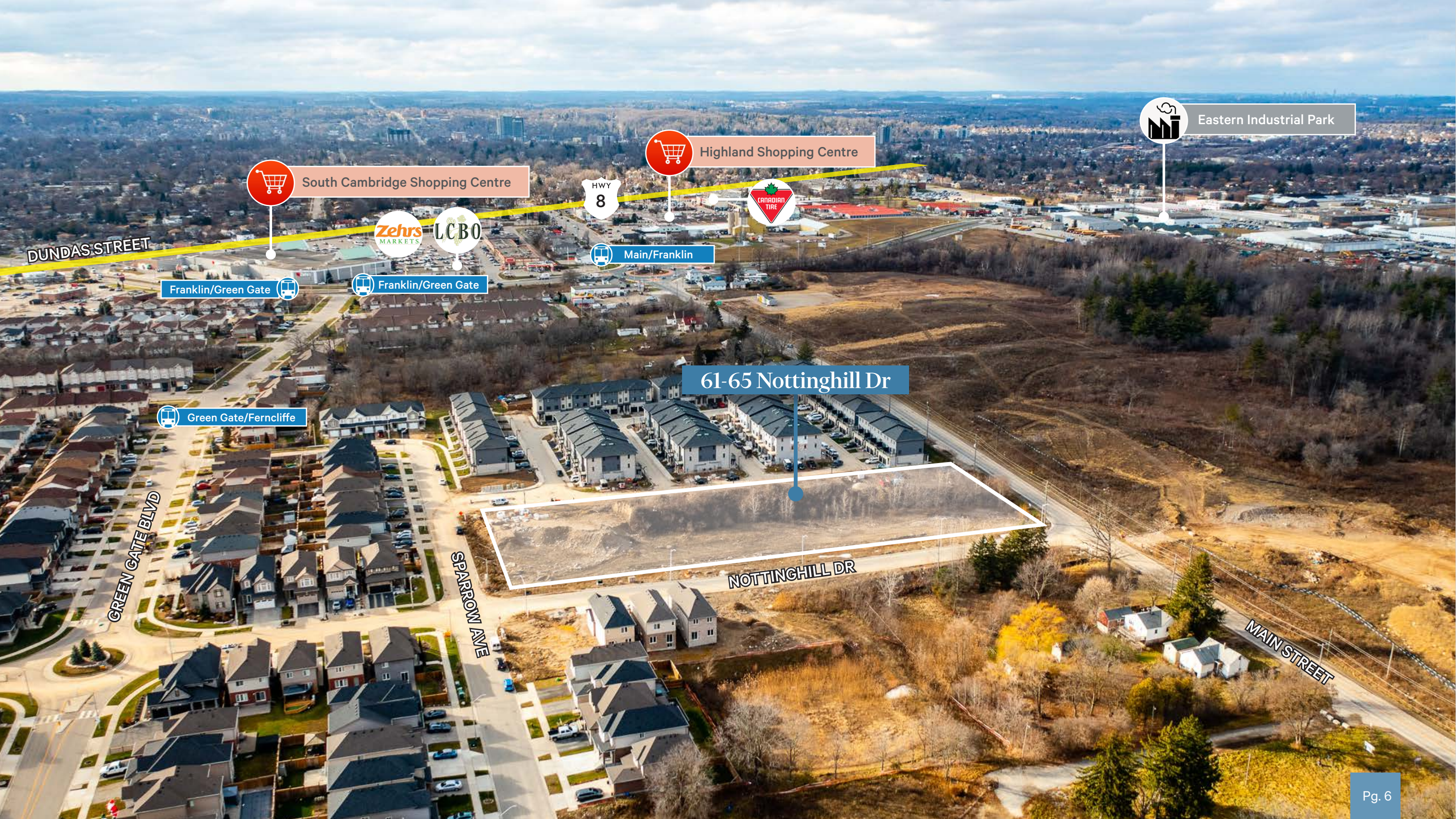


Greengate Village



Nottingham

SPARROW AVE



DUNDAS STREET

South Cambridge Shopping Centre

Highland Shopping Centre

Eastern Industrial Park

HWY 8

Zehrs Markets LCBO

CANADIAN TIRE

Main/Franklin

Franklin/Green Gate

Franklin/Green Gate

61-65 Nottinghill Dr

Green Gate/Ferncliffe

GREEN GATE BLVD

SPARROW AVE

NOTTINGHILL DR

MAIN STREET



Contact Us

Conor Eardley*
Sales Representative
+1 519 286 2004
conor.eardley@cbre.com

Martin Cote*
Vice President
+1 519 340 2317
martin.cote@cbre.com

Joe Benninger* CCIM
Vice President
+1 519 340 2323
joe.benninger@cbre.com

CBRE Limited, Brokerage | 72 Victoria Street S, Suite 200 | Kitchener, ON | N2G 4Y9 | *Sales Representative

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