



**Kaizen Capital**  
REALTY PARTNERS

39 Yeo Street

Penetanguishene, ON L9M 1C7

**OFFERING MEMORANDUM**



# TABLE OF CONTENTS

Section 1 - Property Overview .....	<b>03</b>
Section 2 - Active Developments .....	<b>06</b>
Section 3 – Property Survey .....	<b>09</b>
Section 4 - Agent Profiles .....	<b>11</b>
Section 5 - Company Profile .....	<b>13</b>

# SECTION ONE

## PROPERTY OVERVIEW

# PROPERTY OVERVIEW

## 39 Yeo Street



39 Yeo Street is a rare strategic acquisition for the savvy developer or land-banker! This massive 4.468-acre infill parcel is situated in the heart of Penetanguishene, surrounded by established residential neighborhoods. Uniquely positioned to offer immediate cash flow, the property features a standalone residence currently generating \$2,360 per month in rental income—providing an excellent carry while you navigate the planning process.

Currently zoned R1 and Deferred Development (D), these retained lands represent one of the last significant intensification opportunities within the Primary Settlement Area. With municipal services at the lot line and close proximity to the waterfront and downtown core, the potential for a multi-lot severance or residential project is immense (subject to Town approval). Secure a high-yield holding property today and build for tomorrow.

Buyer to conduct their own due diligence regarding rezoning and future use.

### PROPERTY SUMMARY

Address	39 Yeo Street	Official Plan	Neighbourhood Area
Land Size	4.468 AC (194,626 ft <sup>2</sup> )	Zoning By-Law	R1 & Deferred Development
Frontage	328'	Existing	1 Residential 3-bedroom home rented to
Depth	628'	Conditions	long term tenants \$2,360 / mth, or; \$28,320 / annum
Asking Price	\$1,299,000		

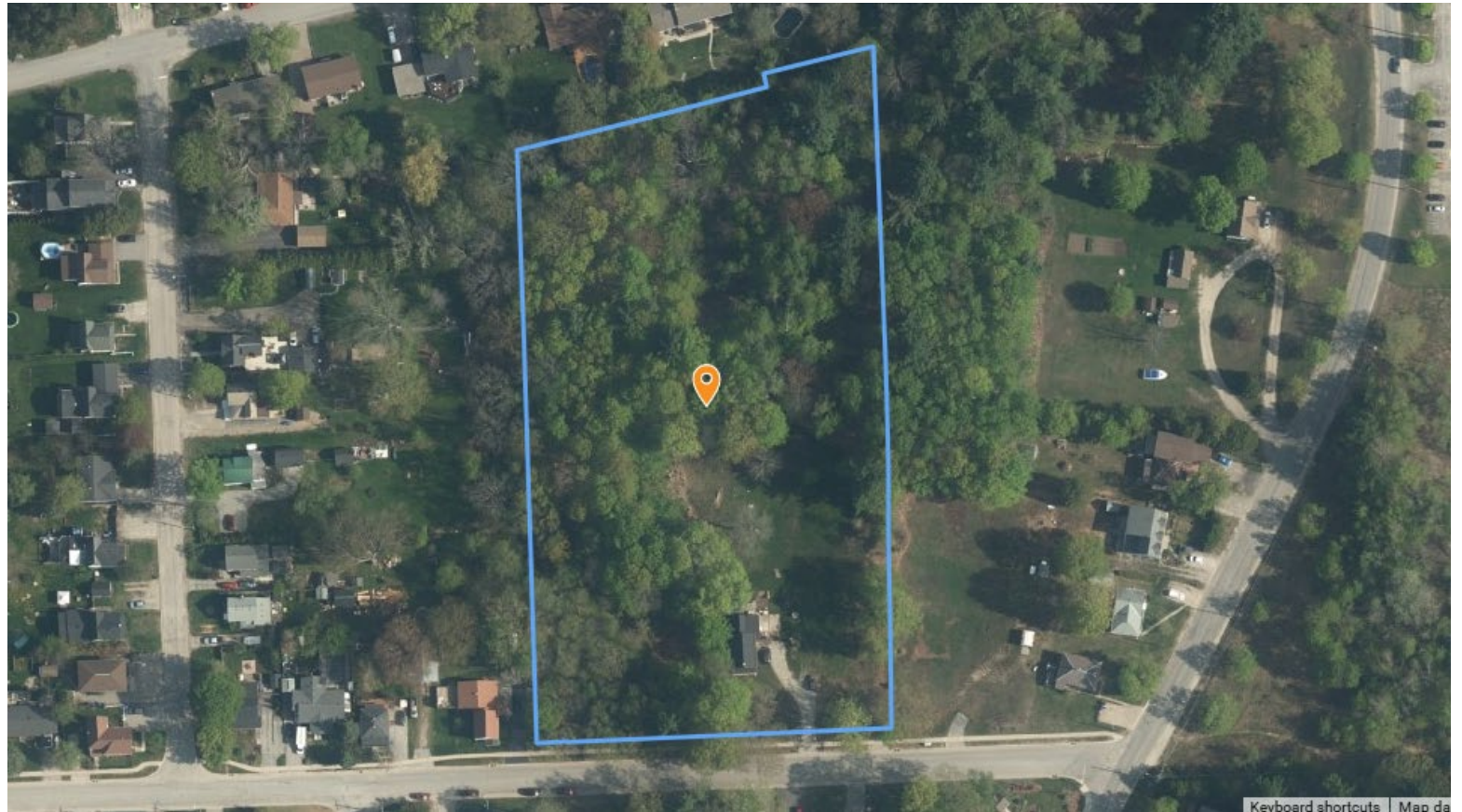
# PROPERTY OVERVIEW

39 Yeo Street

## HIGHLIGHTS AND AMENITIES

Located in the heart of Penetanguishene, the property is in close proximity to several key educational and recreational institutions, including James Keating Public School, Burkevale Protestant Separate School, and the Penetanguishene Public Library. Its central location offers a rare blend of secluded, park-like acreage with immediate access to the town's primary services.

39 Yeo Street offers a unique combination of residential comfort and convenient access to the natural beauty of Georgian Bay. Residents are just minutes from Rotary Champlain Wendat Park, local marinas, and downtown commercial amenities, making it a premier choice for those seeking a tranquil lifestyle with significant long-term investment value.



# SECTION TWO

ACTIVE DEVELOPMENTS

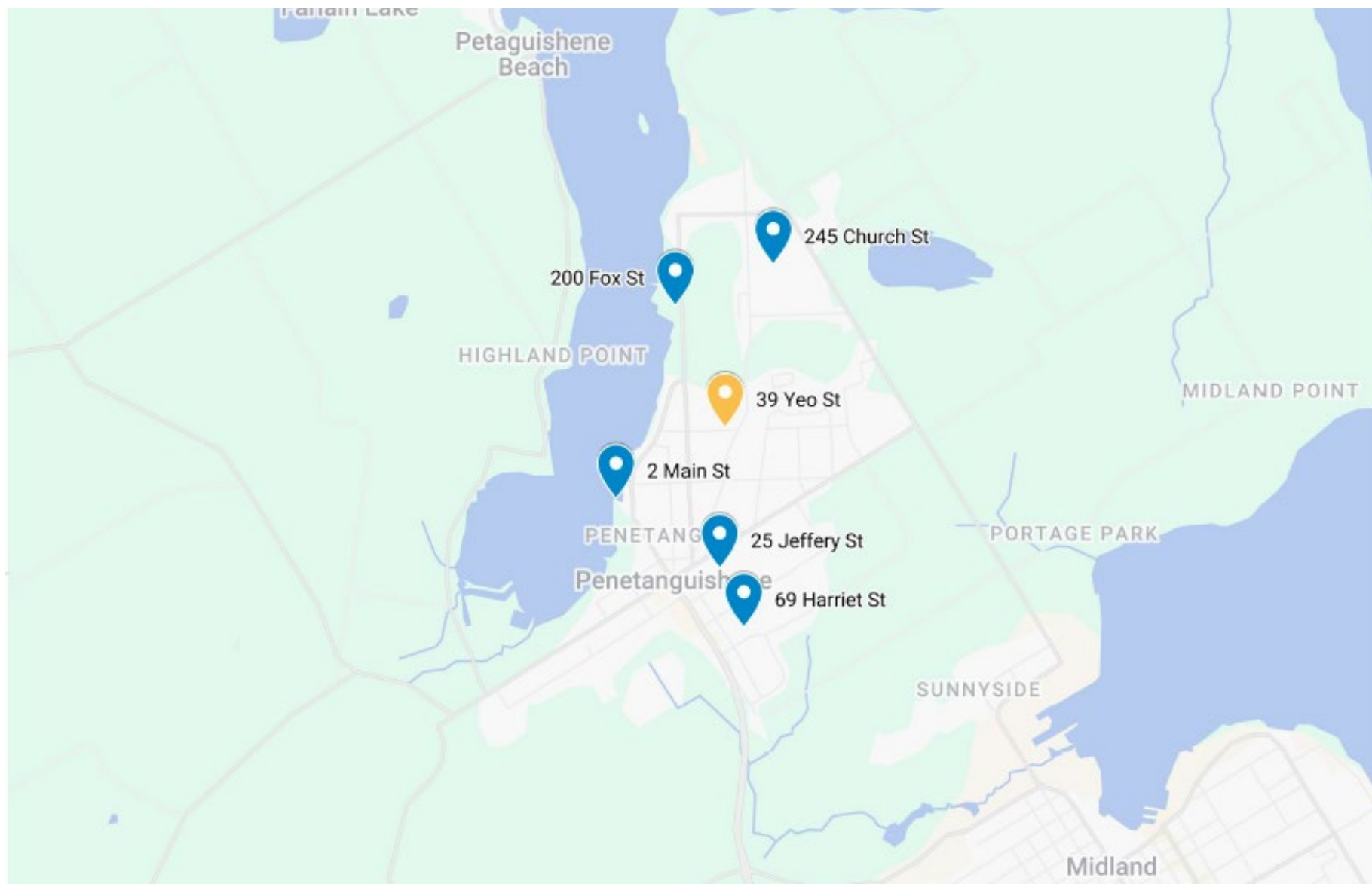
# ACTIVE DEVELOPMENTS

	25 Jeffery Street	200 Fox Street Champlain Shores	69 Herriet Street	2 Main Street Town Dock Revitalization	245 Church Street
Development Status	Public Meeting held April 8, 2026; transitioning to Site Plan Approval	Actively Selling & Under Construction	Planning/Design Phase; construction slated for Fall 2026	Secondary Plan Adoption underway (Public Meeting April 8, 2026)	ZBA Approved
Zoning	Re-zoning from Institutional to Residential Three (R3-X)	Residential (Waterfront/View & Townhouse)	Residential (Seniors/Affordable)	Mixed-Use / Public Space	Rezoning from Deferred Development (D) to a mix of Residential Two (R2), Residential Three (R3)
Official Plan	Neighborhood Area	Neighborhood Area	Neighborhood Area	Waterfront / Secondary Plan Area	Neighborhood Area
Development Parcel	4.625 AC	12.00 AC	Existing building expansion (3rd-storey addition)	Central municipal waterfront hub	5.50 AC
Product Type	Apartments & Townhouses	Luxury Detached & Contemporary Townhomes	Seniors' Accessible Apartments	Public destination / Mixed-Use amenities	Mixed Residential: Single Detached Dwellings, Townhouses, and a Multiple Unit Residential block (Duplex/Fourplex).
Unit Count	118 Units (74 Apts, 44 Towns)	50 Units (12 Waterfront, 16 Waterview, 22 Towns)	31 Units (Increased from 20 to 31)	N/A (Strategic infrastructure)	31 Total Units (23 Single Detached lots, 4 Townhouse lots, a 4-plex)
Proximity to Subject Property	650 Meters	900 Meters	700 Meters	1000 Meters	1500 Meters



# ACTIVE DEVELOPMENTS

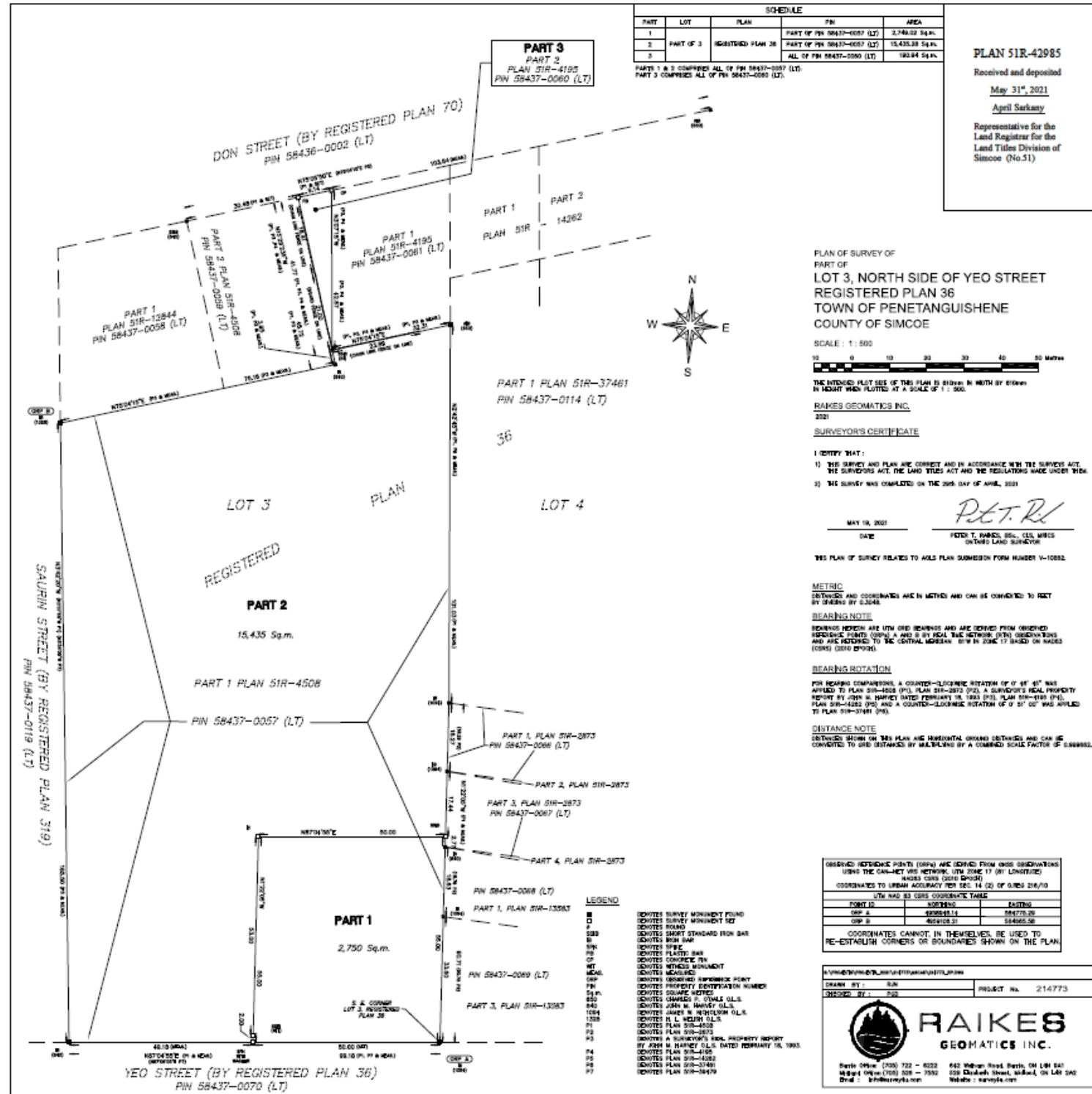
Penetanguishene



# SECTION THREE

PROPERTY SURVEY

# SURVEY



# SECTION FOUR

AGENT PROFILE



T: (416) 214-7574

C: (647) 921-3829

[pgarratt@kaizencaptialrp.com](mailto:pgarratt@kaizencaptialrp.com)

## PHILIP GARRATT Vice President -PREC

- Vice President at Kaizen Capital Realty Partners with 13 years of experience.
- Completed transactions in key Canadian markets, including the GTA Vancouver, and Montreal.
- Focus on building lasting partnerships and providing tailored real estate solutions.
- Known for successfully executing leasing and investment transactions.
- Guided by integrity, transparency, and professionalism resulting in exceptional customer service and data-driven, client-specific outcomes.

# SECTION FIVE

COMPANY PROFILE

# COMPANY PROFILE

Founded upon more than 25 years of experience, Kaizen Capital Realty Partners (KCRP) is a boutique commercial real estate brokerage and specialized consulting practice. With a focus specifically on the Greater Toronto and surrounding area, we deliver tailored, considered insights and solutions to facilitate and execute upon our clients' objectives.

Kaizen Capital Realty Partners (KCRP) is a dynamic commercial real estate brokerage that excels in identifying distinctive opportunities to deliver outstanding value and returns for their clients. Grounded in its entrepreneurial spirit and aspiration for continuous improvement, the firm is committed to maximizing the potential of each property and delivering superior results to their clients. By integrating deep market insights with operational expertise, and prioritizing innovative strategies alongside meticulous due diligence, Kaizen Capital Realty Partners (KCRP) aims to not only fulfill but surpass client expectations. The firm's dedication to fostering long-term relationships is at the heart of its approach, which is distinguished by a focus on strategic innovation and operational excellence, ensuring the most successful outcomes in the real estate market.

Kaizen, the Japanese word for "improvement", is a concept referring to business activities that continuously improve all functions and involve all employees. It includes making the work environment more efficient and effective by creating a team atmosphere, improving everyday procedures and ensuring employee engagement. With this philosophy in mind, it is our goal to foster and create such an environment that allows for a culture of collaboration and creativity, to deliver superior results and service for our clients.