Kaizen Capital
REALTY PARTNERS

39 Yeo Street

Penetanguishene, ON L9M 1C7

OFFERING MEMORANDUM

TABLE OF CONTENTS

Kaizen Capital
REALTY PARTNERS

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.

Additionally, there is an unopened municipally owned road allowance bordering the west edge of the property.

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

PROPERTY SUMMARY

Address	39 Yeo Street
Land Size	4.468 AC (194,626 ft²)
Frontage	328′
Depth	628′
Asking Price	$1,299,000

Official Plan	Neighbourhood Area
Zoning By-Law	R1 & Deferred Development
Existing Conditions	1 Residential 3-bedroom home rented to long term tenants $2,360 / mth, or; $28,320 / annum
Studies	Preliminary Site Plan, Stage 1&2Archeological Assessment , Environmental Impact Study

Kaizen Capital
REALTY PARTNERS

PROPERTY OVERVIEW
39 Yeo Street

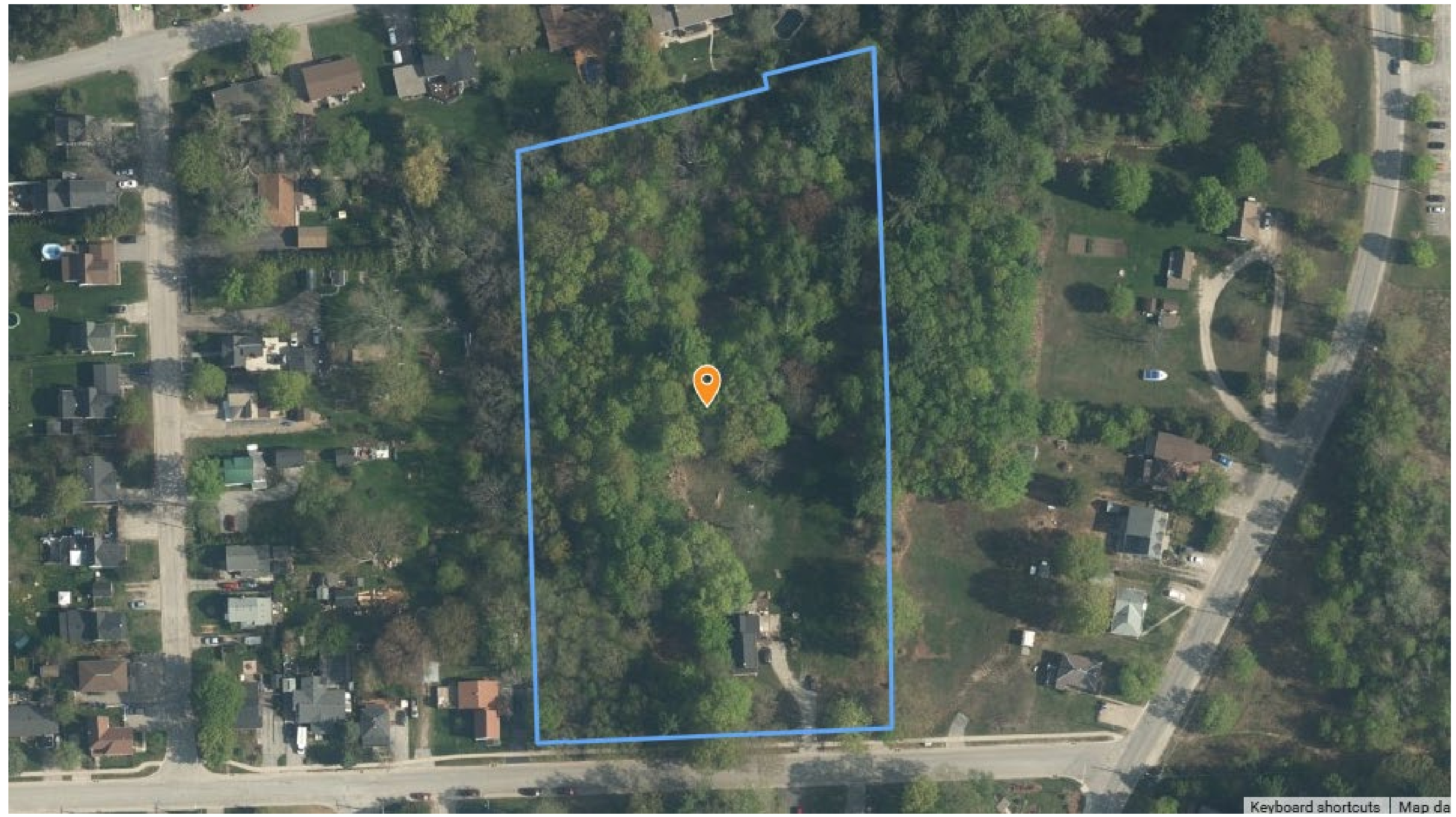
HIGHLIGHTS AND AMENITIES

Seller has completed the following work related to the development of the property:

-Initial planning consultation (May 2022)
-Stage 1&2 Archaeological Assessment (December 2022)
-Preliminary Site Plan (August 2023)
-Environmental Impact Study (August 2023)

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

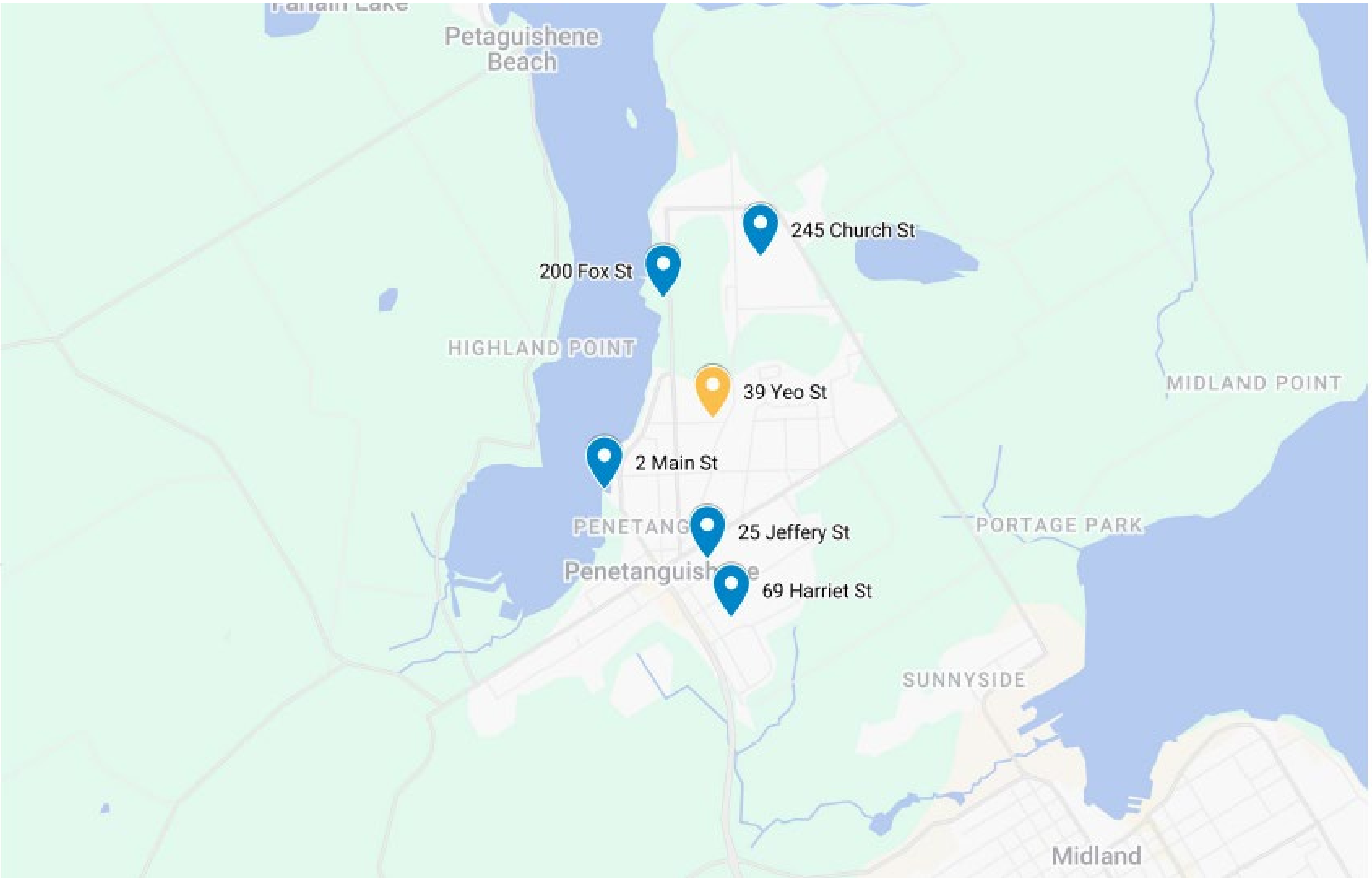
ACTIVE DEVELOPMENTS

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

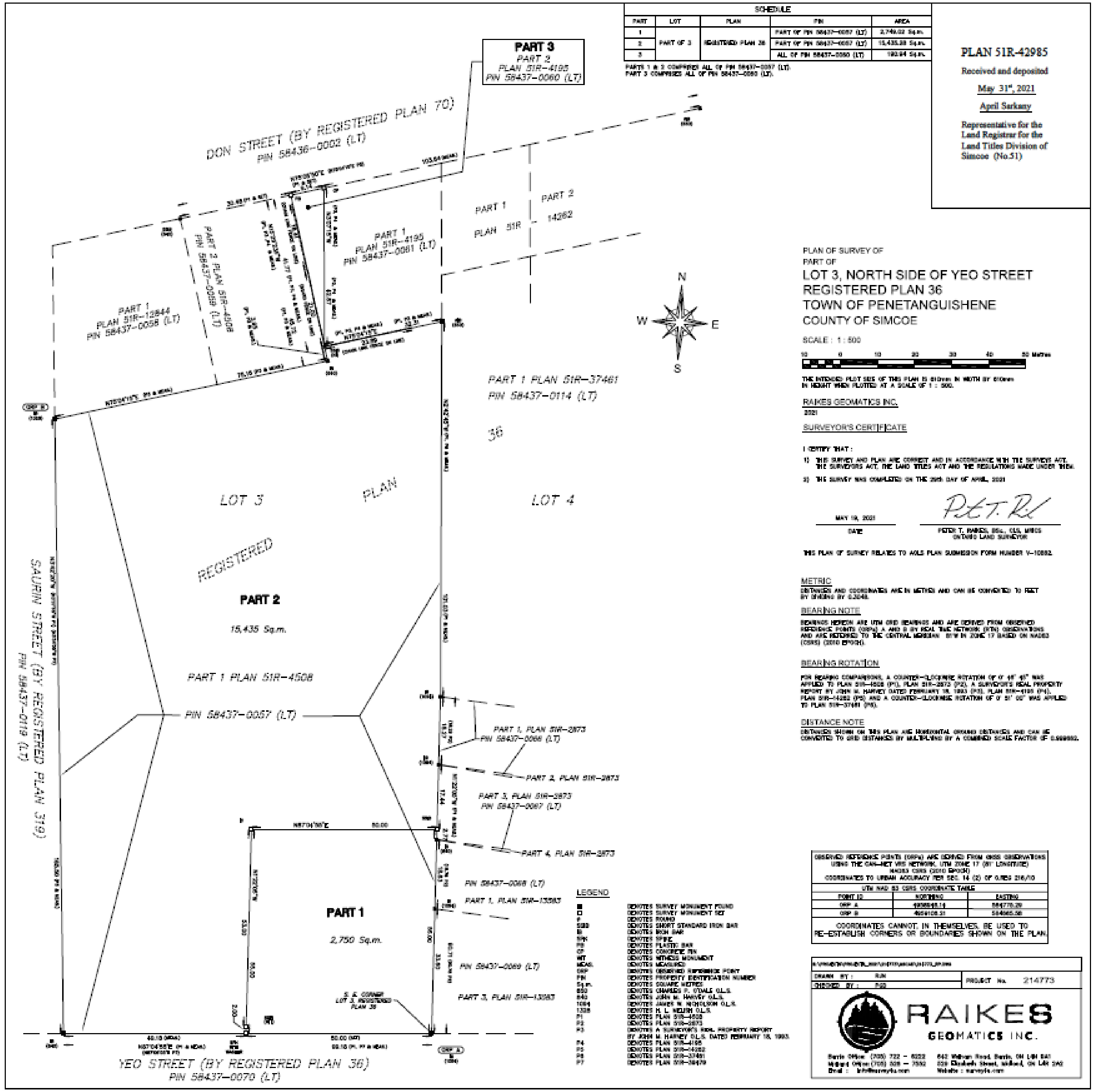
Penetanguishene



SECTION THREE

PROPERTY SURVEY& SITEPLAN

SURVEY



PLAN 51R-42985
Received and deposited
May 31st, 2021
April Sarkany
Representative for the Land Registrar for the Land Titles Division of Simcoe (No.51)
PLAN OF SURVEY OF
PART OF
LOT 3, NORTH SIDE OF YEO STREET
REGISTERED PLAN 36
TOWN OF PENETANGUISHENE
COUNTY OF SIMCOE
SCALE : 1 : 500
RAIKES GEOMATICS INC.
2021
SURVEYOR'S CERTIFICATE
DON STREET (BY REGISTERED PLAN 70)
PIN 58436-0002 (LT)
YEO STREET (BY REGISTERED PLAN 36)
PIN 58437-0070 (LT)
SAURIN STREET (BY REGISTERED PLAN 319)
PIN 58437-0119 (LT)
PART 3
PART 2
PLAN 51R-4195
PIN 58437-0060 (LT)
LOT 3
LOT 4
REGISTERED
PLAN
PART 2
15,435 Sq.m.
PART 1 PLAN 51R-4508
PIN 58437-0057 (LT)
PART 1
2,750 Sq.m.
PART 1 PLAN 51R-37461
PIN 58437-0114 (LT)
PART 1
PLAN 51R-12844
PIN 58437-0058 (LT)
METRIC
BEARING NOTE
BEARING ROTATION
DISTANCE NOTE
LEGEND
RAIKES
GEOMATICS INC.

SITE PLAN

Kaizen Capital
REALTY PARTNERS

SECTION FOUR

AGENT PROFILE

T: (416) 214-7574
C: (647) 921-3829
pgarratt@kaizencaptialrp.com

Kaizen Capital
REALTY PARTNERS

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.

Kaizen Capital
REALTY PARTNERS