



FOR SALE

Long-Term Care Home Repurpose Opportunity

14 Maplewood Avenue, Brighton, ON

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Executive Summary

A rare opportunity to acquire a former long-term care facility with significant repositioning and redevelopment potential in the growing community of Brighton.

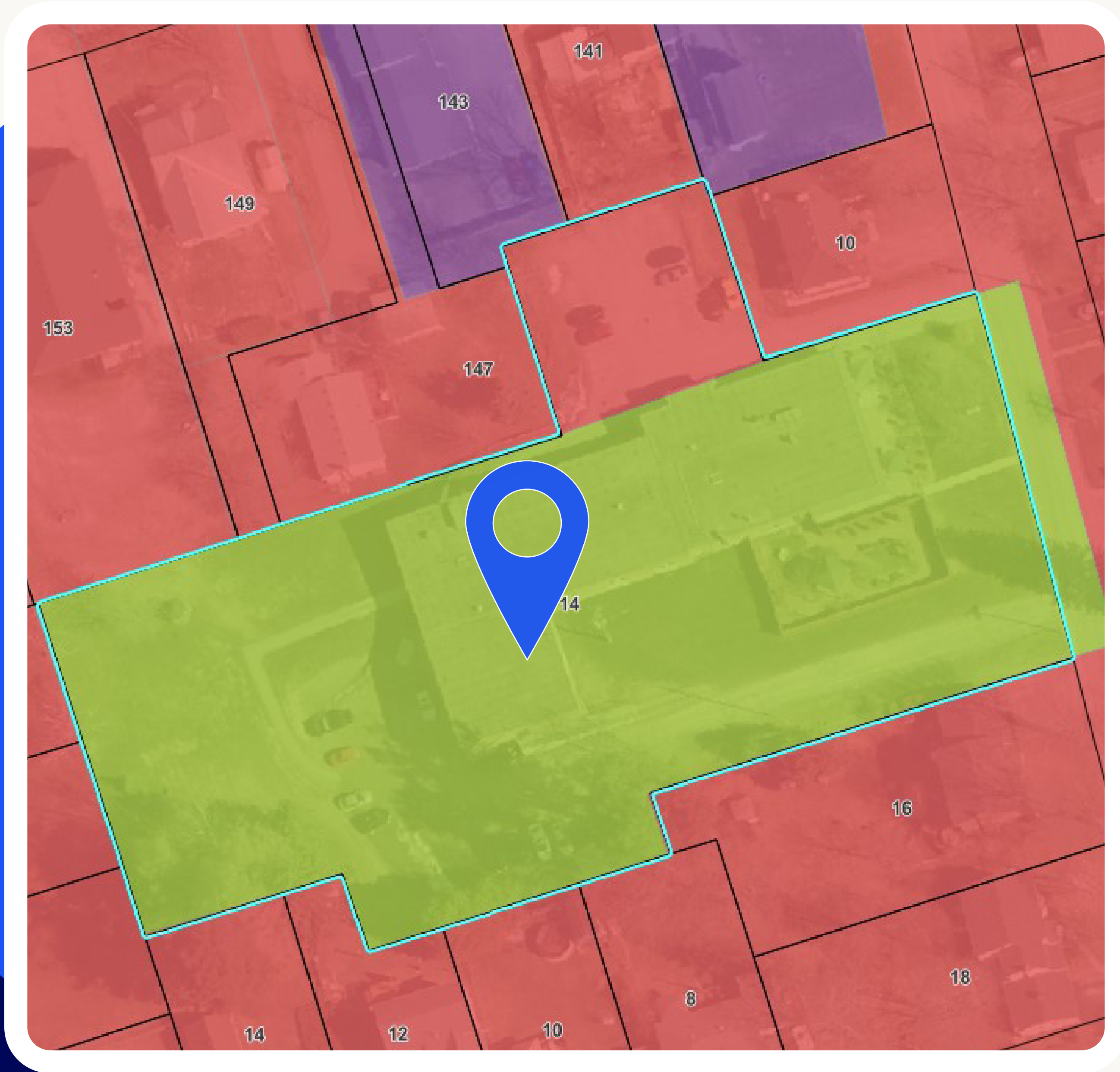
Situated on approximately 2 acres, 14 Maplewood Avenue features a well-maintained 16,193 square foot single-storey institutional building formerly licensed for 49 residents. Upon sale, the existing long-term care license is expected to expire, creating an opportunity for investors, developers, and healthcare operators to repurpose the asset for alternative uses.

The property's existing healthcare infrastructure and functional layout make it well suited for senior housing, retirement living, supportive housing, healthcare conversion, or residential redevelopment. Located near major regional centres including Belleville, Cobourg, and Prince Edward County, the asset benefits from strong demographics and growing demand for senior-oriented housing and care facilities.



Property Profile

Address	14 Maplewood Avenue, Brighton, ON
Legal Description	PT LT 17 E/S ONTARIO ST, 24 S/S MAIN ST, 25 S/S MAIN ST PL 28 BRIGHTON AS IN NC255518; T/W NC255518; BRIGHTON
Asset Type	Long-Term Care (LTC) Home
Frontage	177.32'
Building Size	16,193 SF
Floor	1
Site Size	2.097 acres
Zoning	Community Facility
Possession	Available in 2027
Beds	49
Air Conditioning	Yes
Sprinker System	Yes
Power Supply	Generator Emergency Response
Parking	Outdoor Surface
Asking Price	Contact Listing Agents

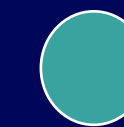


Zoning

CF

- > Arena
- > Public Art Gallery
- > Assembly Hall or Auditorium
- > Public Community Centre
- > Conservation Use
- > Curling Rink
- > Day Nursery
- > Fire Hall
- > Forestry Use
- > Fraternal Lodge
- > Hospital
- > Library
- > Public/Private Museum
- > Nursing Home
- > Public/Private Park
- > Parking Lot/Garage
- > Place of Worship
- > Police Station
- > Post Office
- > Private Club
- > Public or Private School
- > Utilities Uses

Amenities Map



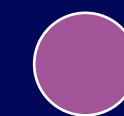
Parks

- Rose Ellery Park
- Memorial Park
- Brighton Skate Park



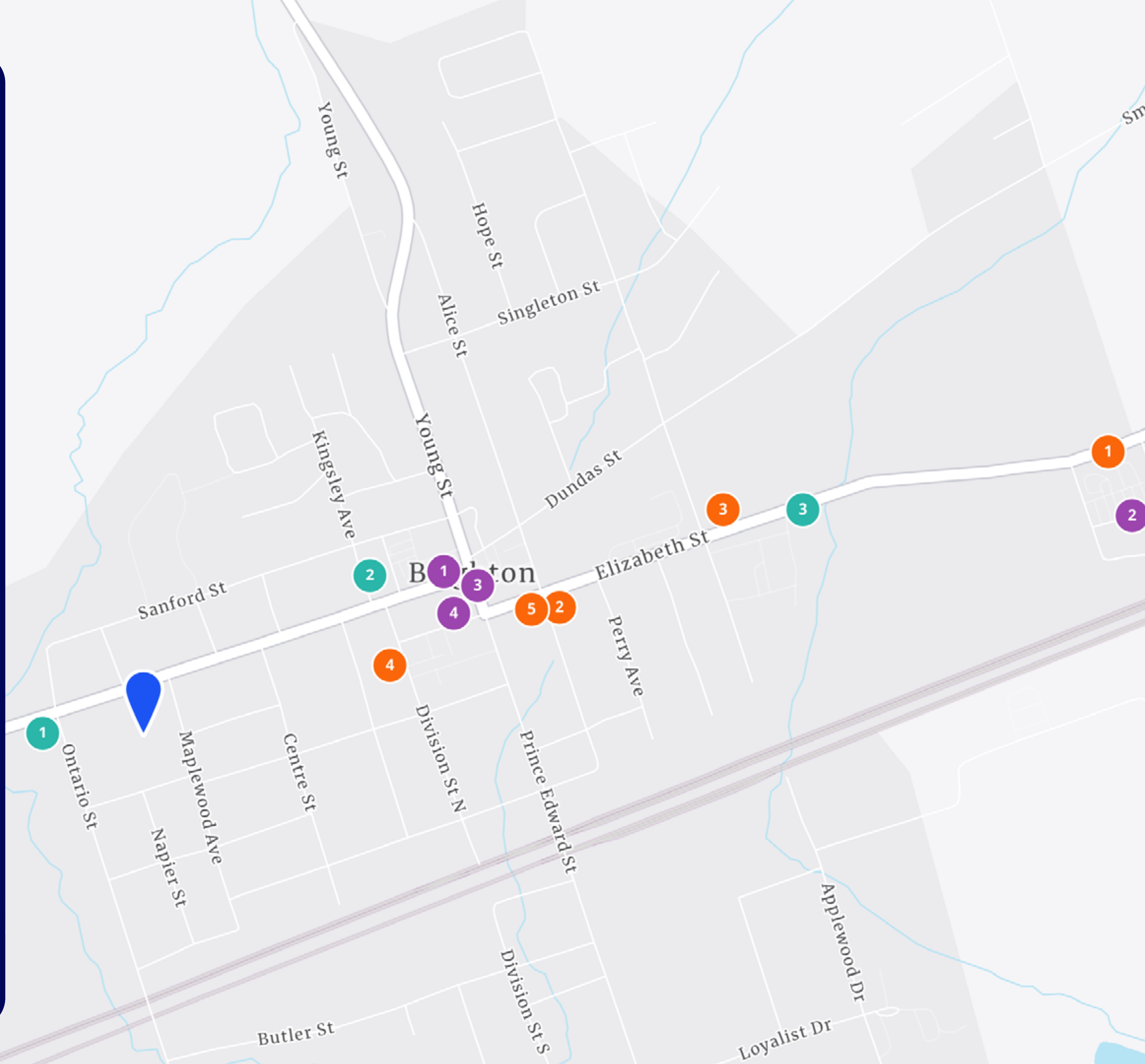
Restaurants/Cafe

- Tim Hortons
- Little Caesars
- Subway
- The Gables Restaurant
- Capitain George's Fish & Chips

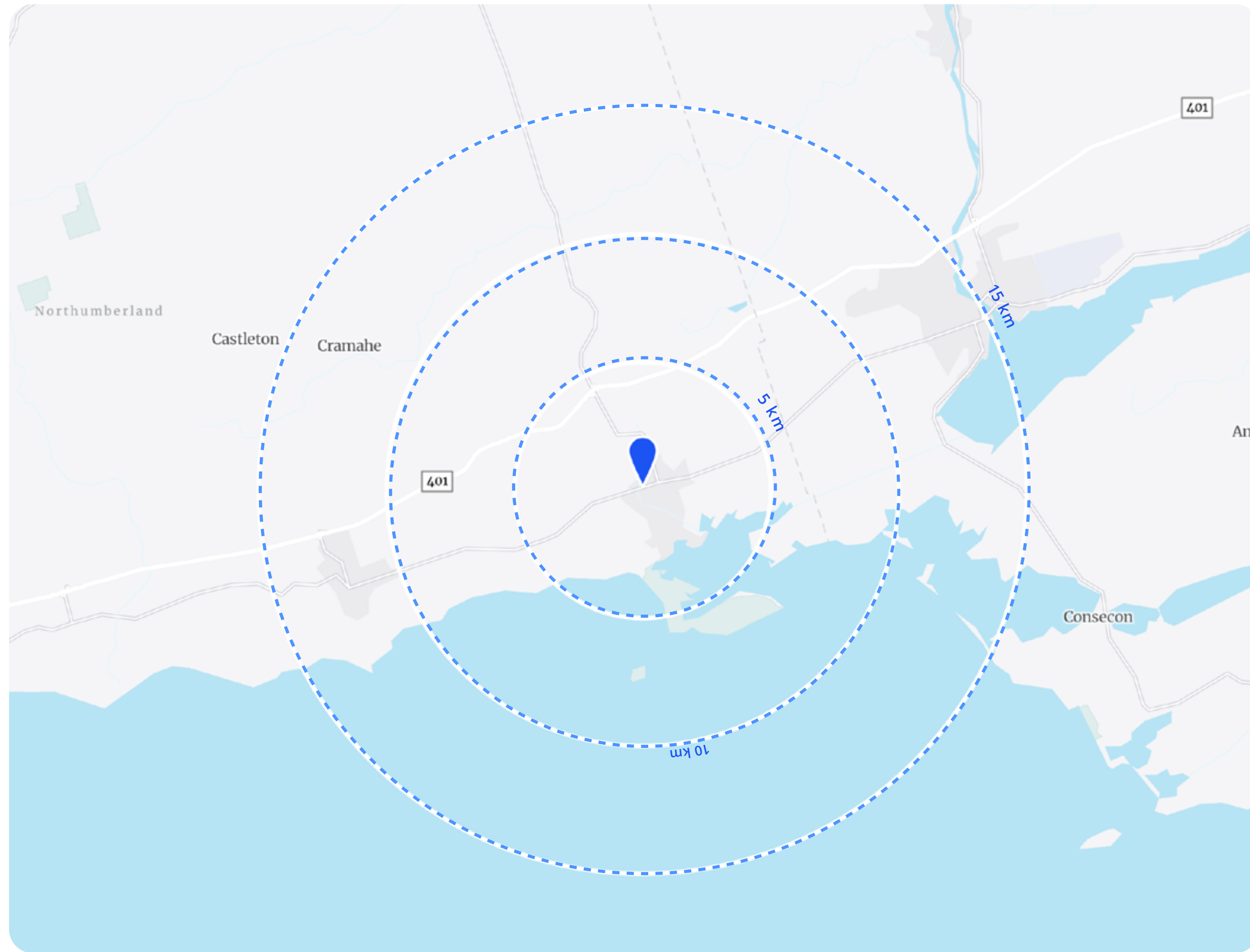


Everyday Essentials

- Sobey's
- No Frills
- Rexall
- The Dollar Choice



Demographics



5 km 10 km 15 km

Population

2025 Total Population	10,992	13,978	38,759
2030 Total Population	11,397	14,491	40,761
2035 Total Population	11,800	14,998	42,463

Average Age

2025 Age	51.9	50.4	47.1
2030 Age	52.6	51.3	48.3
2035 Age	52.6	51.7	49.2

Average Household Income

2025	\$118,587	\$121,674	\$122,640
2030	\$138,475	\$142,278	\$144,378
2035	\$165,036	\$169,353	\$171,789

Source: Environics



**Interior
Photos**



Contact us.

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