



Listing Brochure

**944 Falconbridge Rd, Sudbury ON
Development Opportunity**

BROKERAGE CONTACTS

Justin Muzzatti, Sales Representative

Justin@mgre.ca

Geoff McCausland, General Manager

geoff.mccausland@mgre.ca

705-673-3000

mallettegoring.com

For Sale

944 Falconbridge Road provides an exciting apartment or condo opportunity for a builder or developer in urban Sudbury, featuring:

- ▶ A successfully rezoned property with great connectivity, municipal services at the lot line, and special permissions that reduce development risk.
- ▶ Strong tenant demand and long-term growth potential.
- ▶ Stacked incentives: New 100% Federal & Ontario HST rebates and 50% development charge reductions provide major financial upside for builders and investors.
- ▶ Located in one of Ontario's tightest rental markets and a growing regional hub in the province.
- ▶ Next step is Site Plan Control with your dialed-in plan.



For Sale

Detailed Property Landing Page & Time-lapse construction render

SEE THIS
PROJECT
COME TO LIFE:



Development Concept Plan

52-Unit Apartment Building

Street Elevation Render



Typical Floor Plan Render



Development Concept Plan

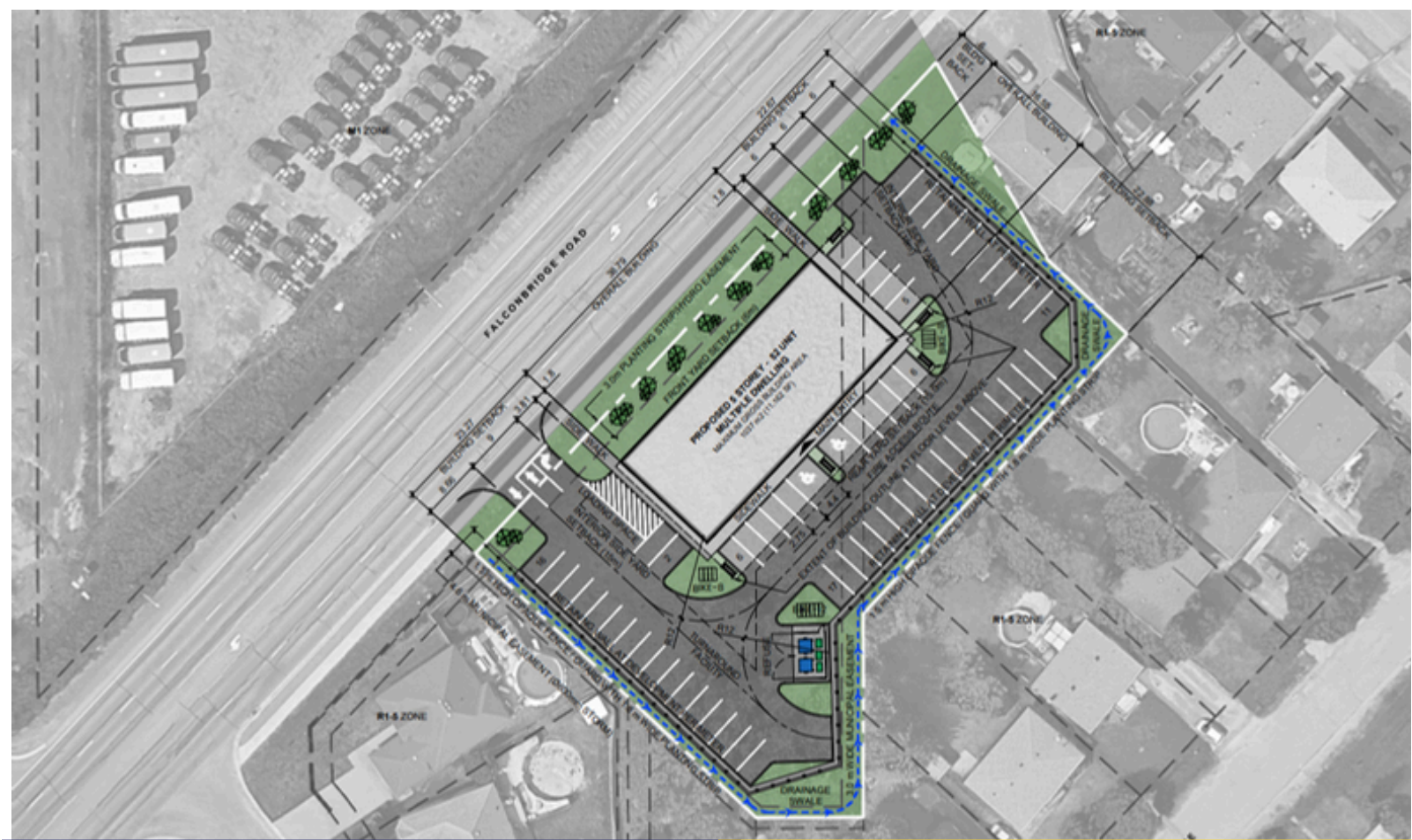
52-Unit Apartment Building

Foyer Render



Typical Unit Render





944 Falconbridge Road Sudbury ON

- ▶ 944 Falconbridge comprises approx. 1.07 acres of land with direct frontage along Falconbridge road, zoned for high-density residential and uniquely positioned to benefit from unprecedented federal, provincial, and municipal incentives.
- ▶ Fully serviced site, scalable density, proximity to employment nodes, strong population growth, and a diversified local economy provide strong foundations for long-term rental performance.
- ▶ Situated within the established Don Lita area, approx. 10 minutes northeast of Greater Sudbury's downtown core, the site benefits from strong visibility and direct access to a primary arterial road linking Falconbridge, Garson, and New Sudbury.
- ▶ The only urban high-density residential property currently listed for sale in the City, 944 Falconbridge Rd represents a compelling opportunity for apartment or condominium development within a resilient and growing real estate market.



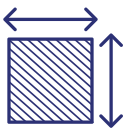
ATTN: BUILDERS & DEVELOPERS



944 Falconbridge Road
PIN: 735690020, 735690050
ARN: 530702001615400, 530702001600100



Zoning: H68R4(11) high-density residential with special permissions
Official Plan: Mixed Use Commercial (permits multi-res)



Area: 1.07 acres
Access: Approx. 308ft of frontage on Falconbridge Rd



Legal Description:
PCL 34542 SEC SES SRO; LT 25 PL M380 NEELON EXCEPT PT 1 SR3373;
GREATER SUDBURY AND
PCL 53M1194-33 SEC SES; LT 33 PL 53M1194 NEELON; S/T LT644223,
LT644224, LT644225; GREATER SUDBURY

*all details are estimates

Investment Landscape

Greater Sudbury, ON



Population Growth

Greater Sudbury is the only city in Canada that benefits from both the Federal Rural Community Immigration Pilot and the Francophone Community Immigration Pilot. In combination with low unemployment and high median income, the city has seen significant population growth. The Census and StatsCan have indicated the **population has increased approx. 16% in 4 years.** 2021: 166,014; 2022: 175,307, 2024: 179,965, and 2025: 191,902



Residential Vacancy Rate

Currently est. at 1.1% , and well below the Ontario provincial average 3.2%



High Local Rental Rates

With a lack of supply and high demand, Sudbury has seen rental rates climb very high in recent years:

- SREB leased 2-bedrooms in the past year average \$1,994/month
- SREB leased 1-bedrooms in the past year average \$1,573/month
- Rentals.ca reporting 1-Bdrms at \$1,886/month & 2-Bdrms at \$2,119/month
- Newer units typically command higher than average rental rates



Amenities & Lifestyle of Greater Sudbury

- Urban, Suburban and Rural lifestyles are available in Greater Sudbury
- New Place des Arts cultural centre downtown, with a new \$65M Library & Art Gallery and \$200M Arena & Events Centre under construction
- Over 330 lakes within the City limits
- Numerous Conservation Areas, parks and trails
- 12 provincial parks within an hour's drive
- 29,500+ students currently enrolled in post-secondary education
- Located at the cross-roads of major highways and rail corridors

Diversified Local Economy

Greater Sudbury, ON



Mining

The world's largest integrated mining industrial complex is located in Greater Sudbury, with nine operating mines, two mills, two smelters, a nickel refinery and over 300 mining supply and service companies.



Healthcare

Healthcare and social services now represent a larger share of employment in Greater Sudbury than mining, driven by major employers like Health Sciences North and a high volume of social services, nursing, and community support roles. The City is actively recruiting for healthcare roles to address labour shortages.



Government

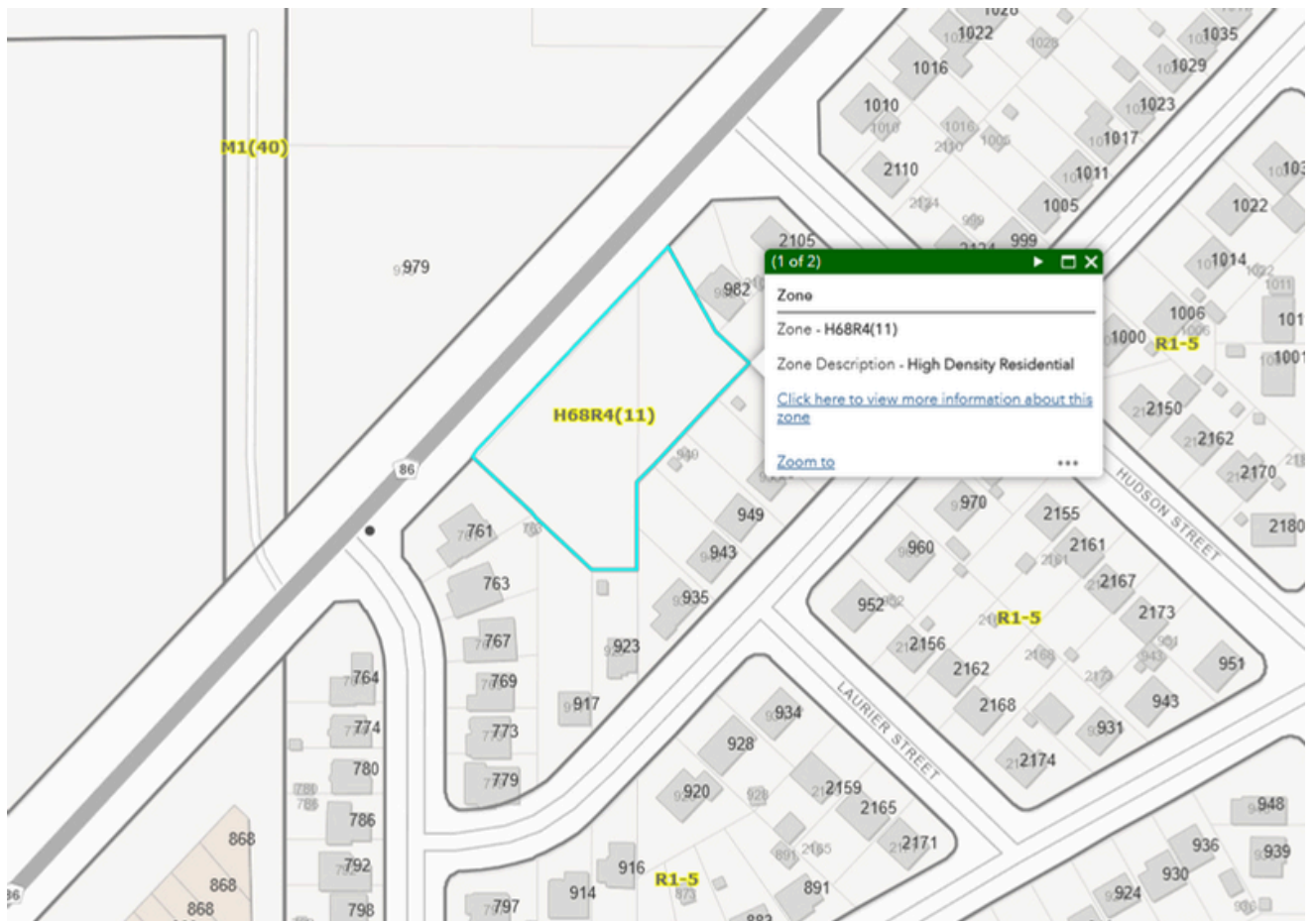
- The City of Greater Sudbury is a major employer with approx. 3000 employees
- CRA's Sudbury Tax Centre is a major employer with over 3000 employees
- Federal jobs in Sudbury related to FedNor, Natural Resources Canada, Indigenous Services Canada, Employment & Social Development Canada, and Veteran Affairs Canada.
- ServiceOntario offices & Provincial Ministries are located in Sudbury, including: Energy; Northern Development & Mines; Natural Resources & Forestry; Labour; Health & Long-term Care; Attorney General; Municipal Affairs & Housing; and Community and Social Services.



Education

Sudbury is home to nearly 30,000 post-secondary students across Laurentian University, McEwen School of Architecture, the Northern Ontario School of Medicine, Université de Sudbury, Cambrian College, College Boréal, Trillium College, and has four local school boards (two Francophone and two English).

Zoning H68R4(11) Special



H68R4(11) Zoning: Permits high density residential zoning with the following Hold (H) and special permissions:

H: That sufficient sanitary flow capacity be available at the Don Lita Lift Station to accommodate the proposed development

Special Permissions: Reduced minimum front yard setback and 1.2 parking spaces/unit when normally 1.5/unit.

(k) R4(11)

(MULTIPLE DWELLING)

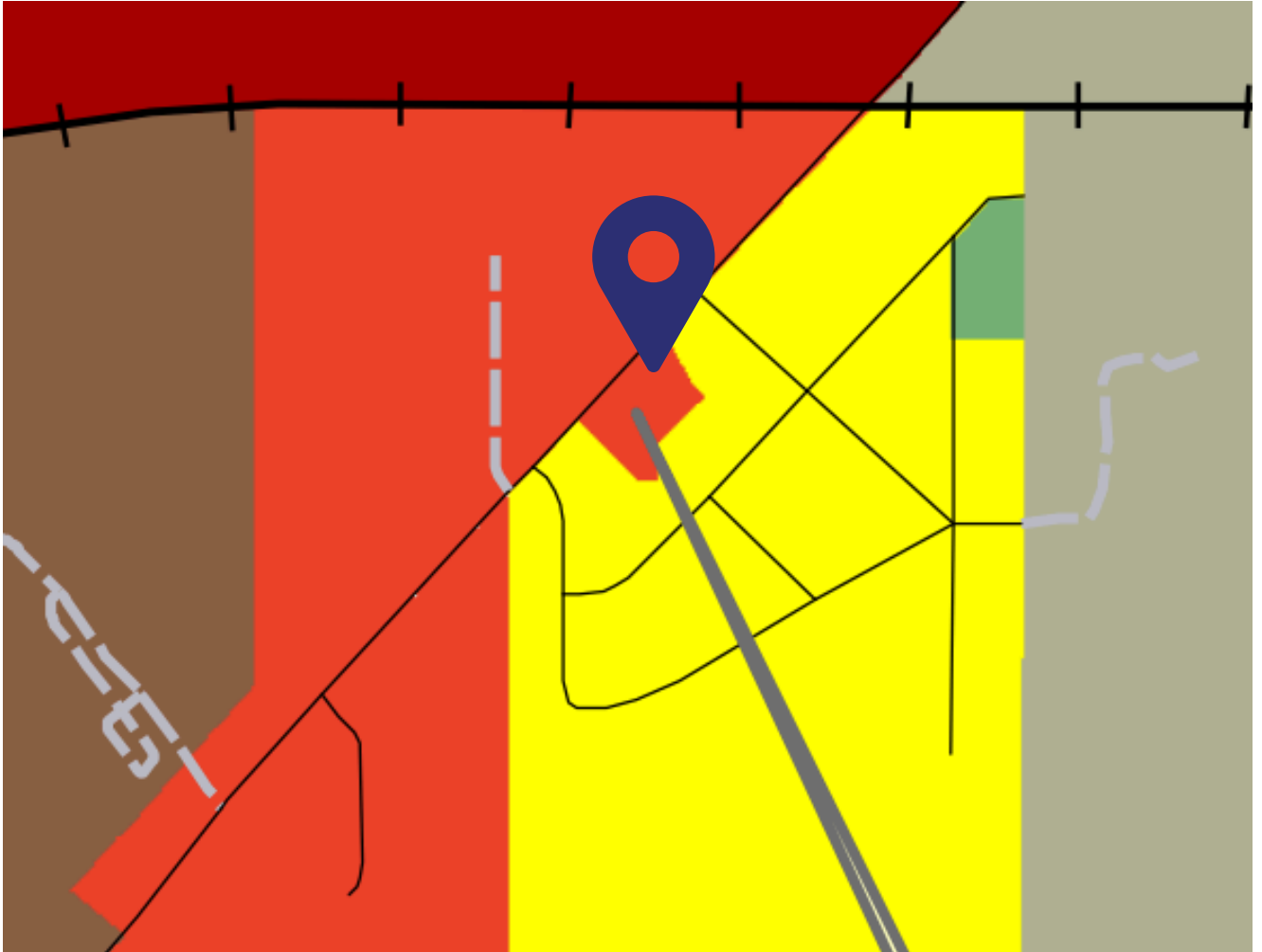
Neelon Township Map 1, Lots 10 & 11, Concession 5

(By-law 2025-74Z)

Notwithstanding any other provision hereof to the contrary, within any area zoned R4(11) on the *Zone Maps*, all provisions of this by-law applicable to the "R4", High Density Residential zone shall apply subject to the following modifications:

- (i) A minimum *front yard setback* of 6 m;
- (ii) A minimum of 1.2 *parking spaces per dwelling unit*; and
- (iii) A maximum *building height* of 5 storeys.

Official Plan Designation Mixed Use Commercial



From the City's Official Plan: "Some areas of Greater Sudbury have been developed with a mix of land uses. Although there are some exceptions, these uses are generally concentrated along certain stretches of Arterial Roads. These areas meet a variety of needs. They also support and, in some instances, connect strategic core areas. Designated as Mixed Use Commercial and complementary to the Secondary Community Nodes and Regional Corridors designations and shown on Schedules 1a, 1b and 1c, Land Use Map, it is the intent of this Plan to recognize the development potential of these areas by permitting a balance of mixed uses including commercial, institutional, residential, and parks and open space through the rezoning process. General industrial uses may also be permitted subject to their compatibility with surrounding uses and their overall visual impact on mixed use corridors (see Chapter 14.0, Urban Design). It is also the intent of this Plan to encourage these areas to support active transportation and transit."

*Source: City of Greater Sudbury Website

*All measurements, figures and details are estimates & should be verified prior to making business decisions.

Servicing Municipal Water/Wastewater

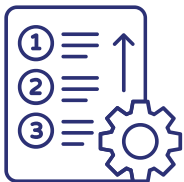
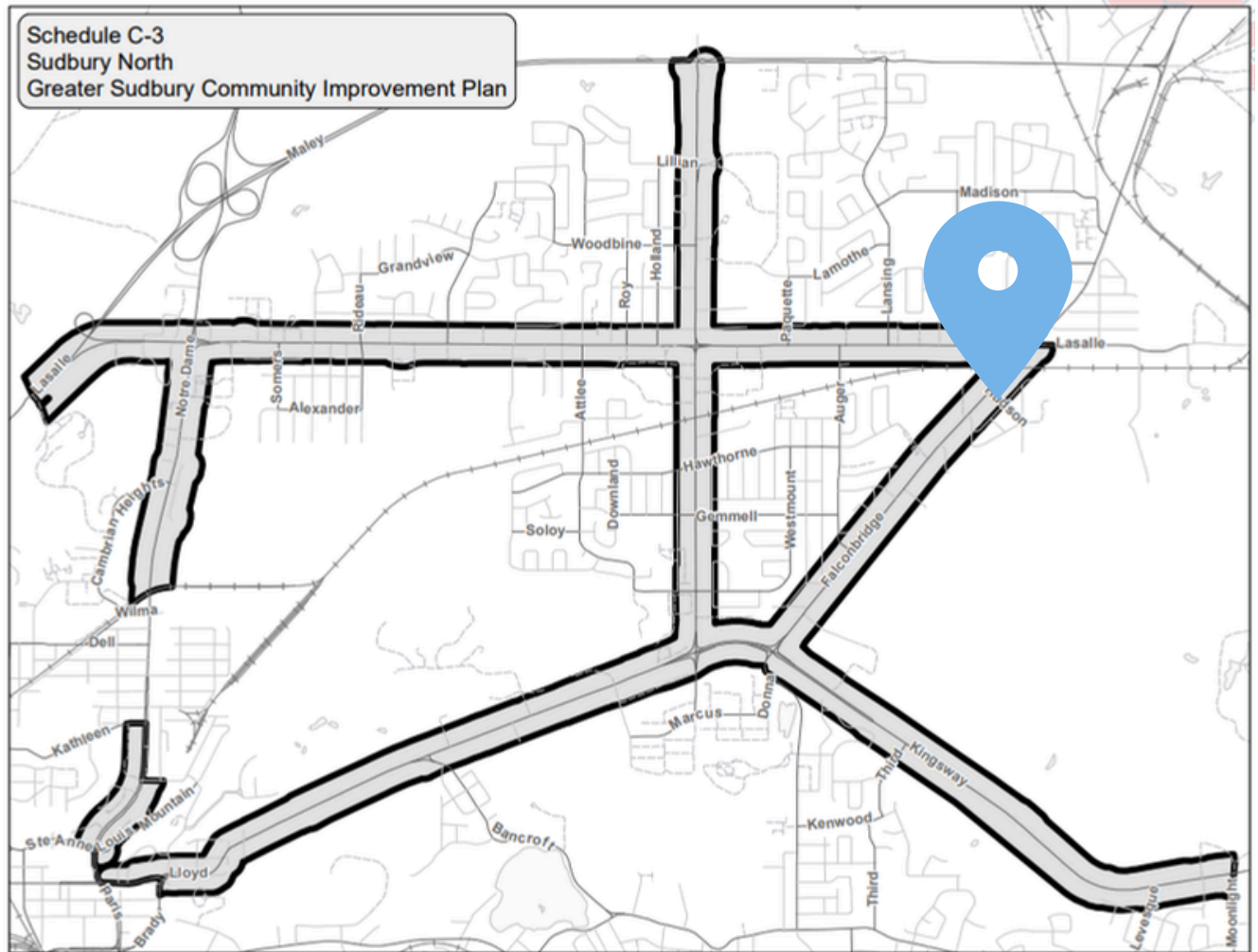


The property appears to be well-serviced with municipal water and wastewater, available along Falconbridge Road. The Don Lita lift station upgrades required to lift the holding designation were tendered in May 2025, with construction completion expected in 2026.

*Source: City of Greater Sudbury GIS Mapping

*All measurements, figures and details are estimates & should be verified prior to making business decisions.

Greater Sudbury Community Improvement Plan (GSCIP)



The property appears within a “Corridor” as described by the GSCIP, which appears to give the property access to the Corridors Tax Increment Equivalency Grant (TIEG) & Affordable Housing TIEG.

The GSCIP program provides significant tax rebates or reductions for prospective developments. For a 52 unit apartment building, the Corridors TIEG should grant back 100% of increased taxes post development for years 1-3 following reassessment, and 50% for years 4-5. High level estimates using the Development Concept Plan put this value at approx. **\$356,210** in reduced taxes over 5 years.

*Source: City of Greater Sudbury Website

*All measurements, figures and details are estimates & should be verified prior to making business decisions.

Due Diligence Materials

Provided with a signed Confidentiality Agreement

Qualified parties who execute a Confidentiality Agreement will be granted access to a comprehensive due diligence package relating to the development potential of 944 Falconbridge Road, Sudbury, Ontario. The materials provided are intended solely for evaluation purposes and include:

Type of Study	Consultant	Year Produced
Approved Official Plan Amendment & Zoning by-Law Amendments	City of Greater Sudbury	2025
Official Plan & Zoning by-Law Amendments	Tulloch Engineering	2024
Geotechnical Investigation Report	Tulloch Engineering	2024
Planning Justification Report	Tulloch Engineering	2024
Architectural Floor Plans & Renders	Bélanger Salach Architecture	2024
SPART Memorandum of Understanding	City of Greater Sudbury	2023
Phase 1 ESA	WESA	2014



[Complete the Confidentiality Agreement by clicking this link](#)



944 Falconbridge Rd – Overview

- ▶ A strong residential intensification opportunity for builders and developers. Significant due diligence work has been completed, and the high-density zoning (H68R4(11)), urban location, and proximity to municipal water, wastewater, and stormwater infrastructure support investment. Unlike other available greenfield sites, the property not require an Official Plan amendment or rezoning to support multi-residential development, and, subject to applicable approvals, can move straight into Site Plan Control.
- ▶ The site comprises approximately 1.07 acres with approximately 308 feet of frontage on Falconbridge Road. The current zoning permits reduced lot setbacks, lower parking requirements, and a range of multi-unit residential forms: Row dwelling, Multiple Dwelling, Day Care, Retirement Home and Long-Term Care Facility.
- ▶ Development potential is reinforced by surrounding residential uses, access to transit, nearby employment hubs, excellent schools in the area and proximity to grocery stores, shopping and restaurants.
- ▶ Greater Sudbury has historically low residential vacancy and low unemployment. The local economy is diverse, has seen steady growth for decades and the future is bright. The local mining industry is booming, with new mines anticipated to open in the coming years. The need for modern living spaces is growing and this development is serviced by transit and within close proximity of multiple schools, parks, and major centers of employment.



Meet your Team

Discover the Professionals Behind Your Success



Chris Tammi
Director & Broker of Record



Christine Rochon
Operations Manager



Geoff McCausland
General Manager



Erica Asante - Yeboah
Operations & Project Coordinator



Craig Grillanda
Sales Representative



Jim Gainer
Broker



Justin Muzzatti
Sales Representative

Corporate Profile



Why Choose Us?

Mallette-Goring is Northern Ontario's premiere full-service Commercial & Investment Brokerage, providing bilingual service to clients since 1977. The firm's extensive service offering is focused on supporting Investors, Corporate Tenants, and Commercial Landlords across Greater Sudbury and the north.

With a combined 100+ years of industry experience, a 5700+ contact database, and detailed market analysis, our team takes pride in helping every client achieve their goals.

Clients range from institutional investors and REITs to small investors, public sector, not-for-profit and corporate/small business.

Experienced & Connected

Our team of seven acts as referring office and local representation for national and international firms such as Cushman & Wakefield, CBRE, Colliers, Avison Young, JLL, etc. on a variety of client mandates including Office, Retail, Restaurant, Industrial, and Multi-Unit Residential Investment.

Several of our team members are local "home-grown" brokers/agents who are well-connected, care about our community, and are actively involved in the local development landscape. Our team has representation on the Greater Sudbury Chamber of Commerce, Downtown Sudbury BIA, Sudbury Real Estate Board, Development Liaison Advisory Committee, and other local boards/committees.



Market Analysis

We analyze the market to understand how best to set you up for success.



Showing Management

Our team coordinates timely showings and listens to feedback to find you the right fit.



Closing Deals

We manage and advise you on your transaction from start through to completion.

Specialties & Areas of Focus

Greater Sudbury's go-to source for Commercial Leasing, Investment and Sales expertise since 1977.



Firm Specialties

- Tenant representation
- Corporate relocation
- Acquisition & disposition advisement
- Market analysis & strategic advisement
- Asset valuation analysis
- Lease renewal and restructuring

We've got you covered

Through our team and partners our firm also supports a range of other mandates including Development & Project Management, corporate restructuring, portfolio disposition, estate planning, and Power of Sale.



Innovation

Collaborating to introduce new ideas, services, and opportunities to our clients and community.



Consultation

Public and private sector consulting to provide market analysis and investment / development support.



Solutions

Lease restructuring, financing, rezoning, sublease/assignment, gov't requirements, lease buy-out negotiations, and more.



Mallette-Goring Inc.
REAL ESTATE BROKERAGE

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