

LAND FOR SALE

Prime 5.4-acre Residential Development Opportunity

170 Stephanie Dr, Guelph, ON

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Your Next Development Opportunity in Guelph's West-End

An exceptional opportunity to acquire a rare, undeveloped parcel in a quiet, well-established West-end Guelph neighbourhood. Spanning 5.4 acres, this flat and generously sized property presents an ideal infill development site for residential projects with servicing available at the lot line. Its close proximity to key amenities, schools, parks, and major transportation routes further elevates its appeal as a prime investment opportunity.



Accelerating success.



Property Overview

About the Offering

170 Stephanie Drive presents a rare opportunity to acquire approximately 5.4 acres of land in Guelph's desirable west end.

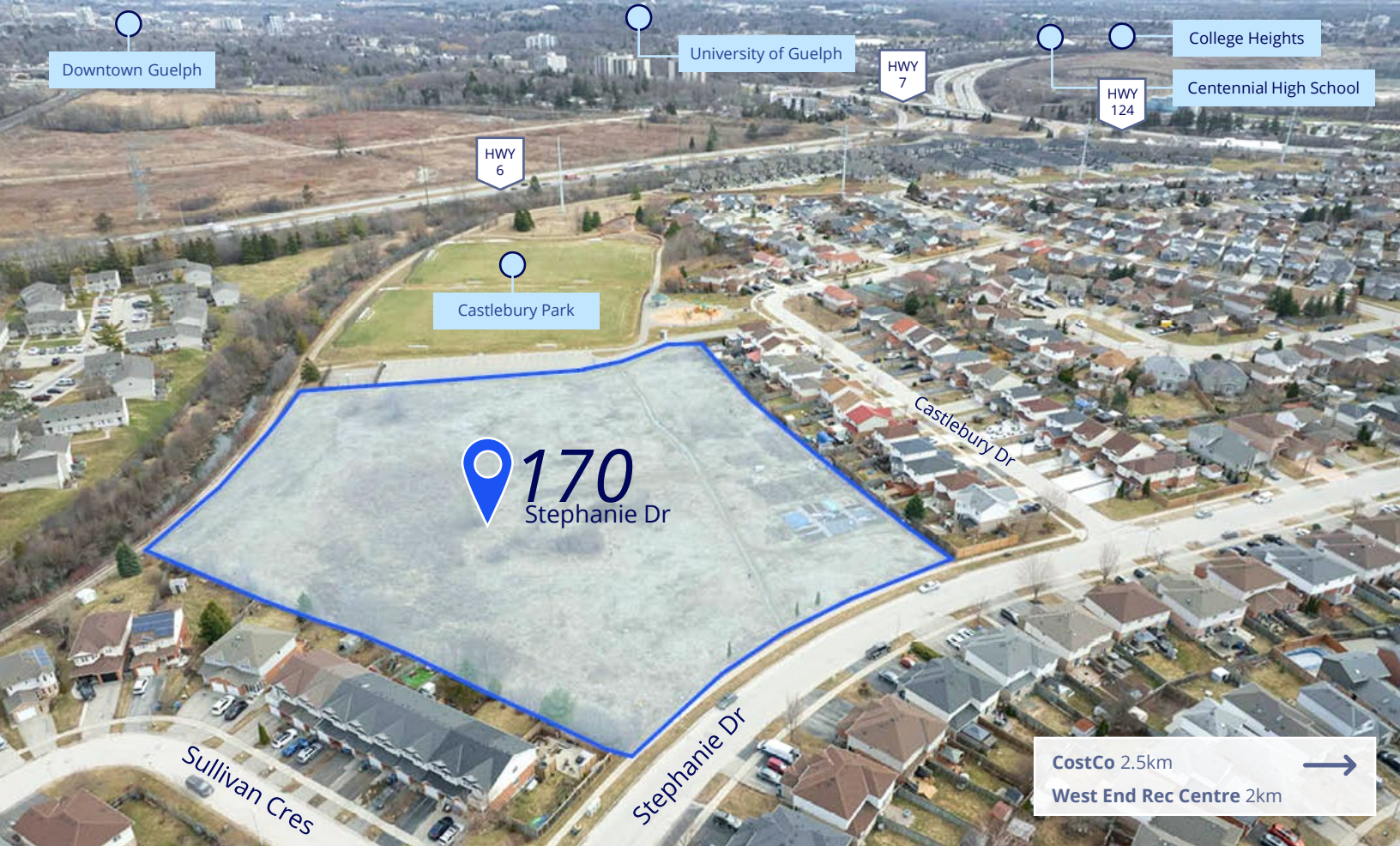
While the property is currently zoned for institutional use, its highest and best use is widely considered to be residential development. The site offers two clear and compelling development pathways:

1. Mid-rise apartments and/or townhome development
2. Long-term care or retirement residential uses

Asking Price

\$5,950,000

Few sites offer this combination of scale, location, and development flexibility, making it a truly exceptional opportunity in today's market.



Property Profile

Municipal Address	170 Stephanie Dr
Municipality	Guelph, ON
Site Area	5.46 AC
Frontage	299.35 FT
Zoning	I.1 (Zoned for Institutional Use)
Property Taxes (Estimated 2025)	\$38,260 (Residential Land)
Asking Price	\$5,950,000

Investment Highlights

Site Area
5.4 AC

Zoning
Institutional

**Quick Turnaround
Development
Potential**

**Value-Add
Opportunity**

Servicing On-Site
Fully serviced at
lot-line

**Proximity to
Amenities**



170
Stephanie
Dr, Guelph



Mid-Density Residential

A third-party Planning Opinion Letter has been completed outlining a clear path to residential development. The report includes an optimal use concept which brings the property to its highest and best use, including a 6-storey, mid-rise apartment building with a combination of stacked and traditional townhouses. This plan aligns well with the City's plans for residential intensification and housing demand in the area.

Concept Plan Highlights

Total Suites	196
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Stacked Townhouse Suites	84
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Street Townhouse Suites	12
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Apartment Suites	100
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Total Parking	226
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Stacked Townhouse	92 spaces 1.1/suite
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Street Townhouse	12 spaces 1/suite
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Apartment Suites	110 spaces 1.1/suite
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LTC and Retirement

DEVELOPMENT CONCEPT 2

While a third-party opinion letter has not yet been completed, long-term care and/or retirement development remains a viable pathway. Given its close alignment with the property's existing zoning framework, this should likely allow for a quicker rezoning process with fewer planning obstacles for prospective buyers.

Senior's housing remains a strong growing asset class in Ontario, with 147 LTC projects—totaling 23,977 new or redeveloped beds—either completed, under construction, or approved as of March 31, 2025, showing strong sector momentum and long-term demographic support. Demand for seniors housing in Guelph specifically is growing as the population ages and more residents move into retirement years. This trend is increasing the need for a range of options, from downsized homes to supportive and long-term care housing. At the same time, limited supply—especially for affordable units—has created added pressure, making seniors housing an important focus for future development and planning in the city.



Area Overview

Guelph, ON

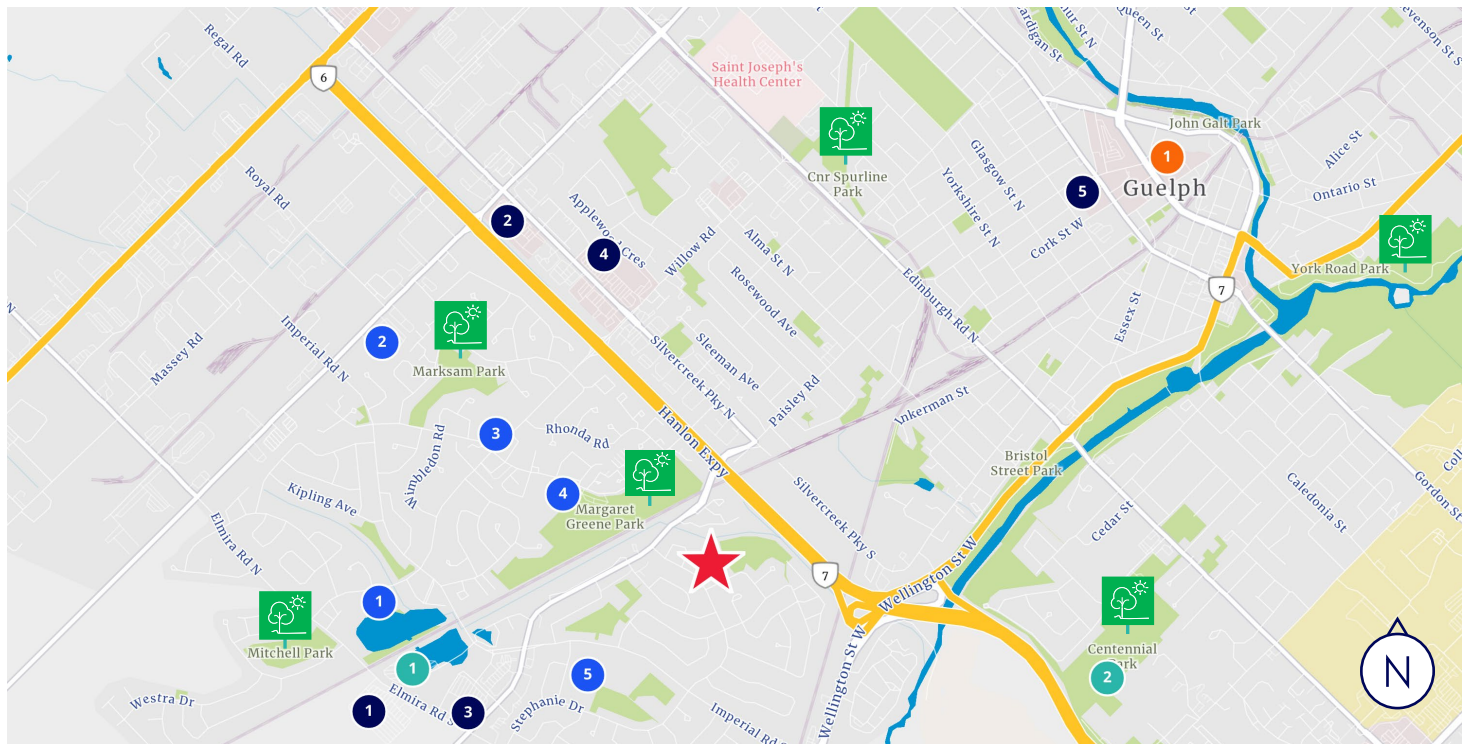
Guelph, Ontario

Strategically located at 170 Stephanie Dr in Guelph's established west end, this development site is surrounded by strong existing infrastructure and desirable amenities. The area is anchored by major retailers such as Costco, Zehrs, Food Basics, and the LCBO, and is well-served by both public and private elementary and secondary schools. Proximity to the University of Guelph, downtown Guelph, and Guelph General Hospital further enhances its appeal. Nearby community assets, including the West End Recreation Centre with library, pools, and hockey rinks, support a wide range of demand, making this an attractive opportunity for residential development targeting families, students, seniors, and working professionals.

This area is well-served by major roadways such as Highway 6 and key bus routes that provide strong regional and local connectivity throughout the city. The surrounding area features a mix of residential uses, including established single-detached homes and multi-unit dwellings. This well-connected location, combining suburban comfort with proximity to green spaces and everyday conveniences, makes the subject property a strong and reliable residential investment.



Local Amenities



	Groceries		Schools
1	Costco Wholesale	1	Mitchell Woods Public School
2	Food Basics	2	Conestoga College – Campus
3	Zehr's	3	Westwood Public School
4	No Frills	4	St. Peter Catholic Elementary School
5	MarketFresh	5	St. Francis of Assisi Catholic School
	Recreation Centres		Downtown Guelph
1	West End Rec Centre	1	Downtown Guelph
2	Guelph Community Sports Dome		
	Parks		

The Offering Process

This Brochure is provided to help prospective purchasers evaluate the offering. It is for informational purposes only and not an offer to sell. Information may be incomplete and should not be relied upon without independent verification. The Vendor and Colliers disclaim all liability for errors or omissions.

PROCESS OVERVIEW

Interested parties may submit offers based on the Brochure, data room materials, and additional information provided. This will be a standard offering process, and the Vendor will review and consider offers as they are received. No offer is binding unless a formal Purchase and Sale Agreement (PSA) is executed. The Vendor is not obligated to accept any offer or cover bidder costs.

CONFIDENTIALITY

Recipients must keep the data room and its contents strictly confidential and use it only for evaluating the purchase. Disclosure to others requires prior written consent.

DATA ROOM

A data room is available and should be reviewed in order to make their offers as unconditional as possible. To gain access to the data room a signed Confidentiality Agreement (CA) is required. Click the link below to sign.

[Sign CA Here](#)

OFFER REQUIREMENTS

Offers should include:

1. Name and identity of the prospective Purchaser or Purchasers;
2. Purchaser price, deposits and timeline of sale;
3. Purchaser's proposed due diligence investigations and timeline for satisfaction of same;
4. Anticipated date closing;
5. The address, email and fax number of the prospective Purchaser;
6. Evidence of the prospective Purchaser's financial ability to complete the transaction;
7. A brief summary of the level of review and approvals, whether corporate (for example, investment committee, board of directors, shareholders, etc) or regulatory, required in connection with the transaction and whether such approvals have been obtained or, if not, the steps and time necessary to obtain them; and,
8. An outline of any other contingencies or conditions anticipated to be required by the prospective Purchaser in connection with the transaction. The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole discretion. Offers should be directed to:

Karl Innanen / Colliers International | 305 King Street West, Suite 606, Kitchener, Ontario, Canada N2G 1B9

The Offering Process

VENDOR RIGHTS

The Vendor may modify or terminate the process at any time and is not required to accept any offer.

EVALUATION CRITERIA

Offers will be assessed based on price, buyer capability, timing, and conditions.

SALE CONDITIONS

The property is sold “as is, where is” with no warranties.

EXCLUSIVE AGENTS ACTING FOR VENDOR

All inquiries should be directed to Colliers, the exclusive agent for the Vendor.

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