

FOR SALE

77 Fox Street Penetanguishene, ON

PRIME **DRAFT PLAN APPROVED** RESIDENTIAL LAND DEVELOPMENT OPPORTUNITY

Offered Through A Court Appointed Receiver



Marcus & Millichap

RC
RUSSO CORP
LICENSED INSOLVENCY TRUSTEE

EXECUTIVE SUMMARY // 77 FOX STREET

77 FOX STREET: “SUNSHINE VILLAGE” – DEVELOPMENT LANDS FOR A PROPOSED 56-UNIT AFFORDABLE SENIORS RENTAL COMPLEX

The 77 Fox Street “Sunshine Village” project was conceived as a high-priority, 56-unit affordable rental townhouse complex designated specifically for **low-income seniors**.

This proposed development aligns strongly with Provincial and Municipal intensification and affordability mandates, providing a durable regulatory foundation and **facilitating** local planning objectives that encourage gentle intensification and expanded housing choice for aging residents.

The proposed residential development site offers investors and builders an opportunity to acquire approximately **2.92 acres planned for 56 one-bedroom townhouse units**, arranged across seven low-rise buildings with shared amenity space and 74 parking spaces. The proposed development contemplates a consolidated **R3 Special Provision zoning** to permit compact, ground-oriented units at an efficient density of approximately 47 units per hectare.

Its location within the Town’s built boundary provides convenient access to **healthcare, recreation, and daily services**, supporting growing demand for attainable and senior-oriented rental housing across Simcoe County.

SALES PROCESS DETAILS

The property is being sold on an “**As-Is Where-Is**” basis through a Court appointed Receiver. The Receiver reserves the right to **accept or reject any and all offers**.

OFFERING PRICE: \$2,450,000.00

All offers will be subject to **Court approval and the Right of Redemption**.

Offers must be submitted by **3:00 PM EST on February 6, 2026** to Raff.G@marcusmillichap.com and David.Gasch@marcusmillichap.com.



PROPERTY SUMMARY // 77 FOX STREET

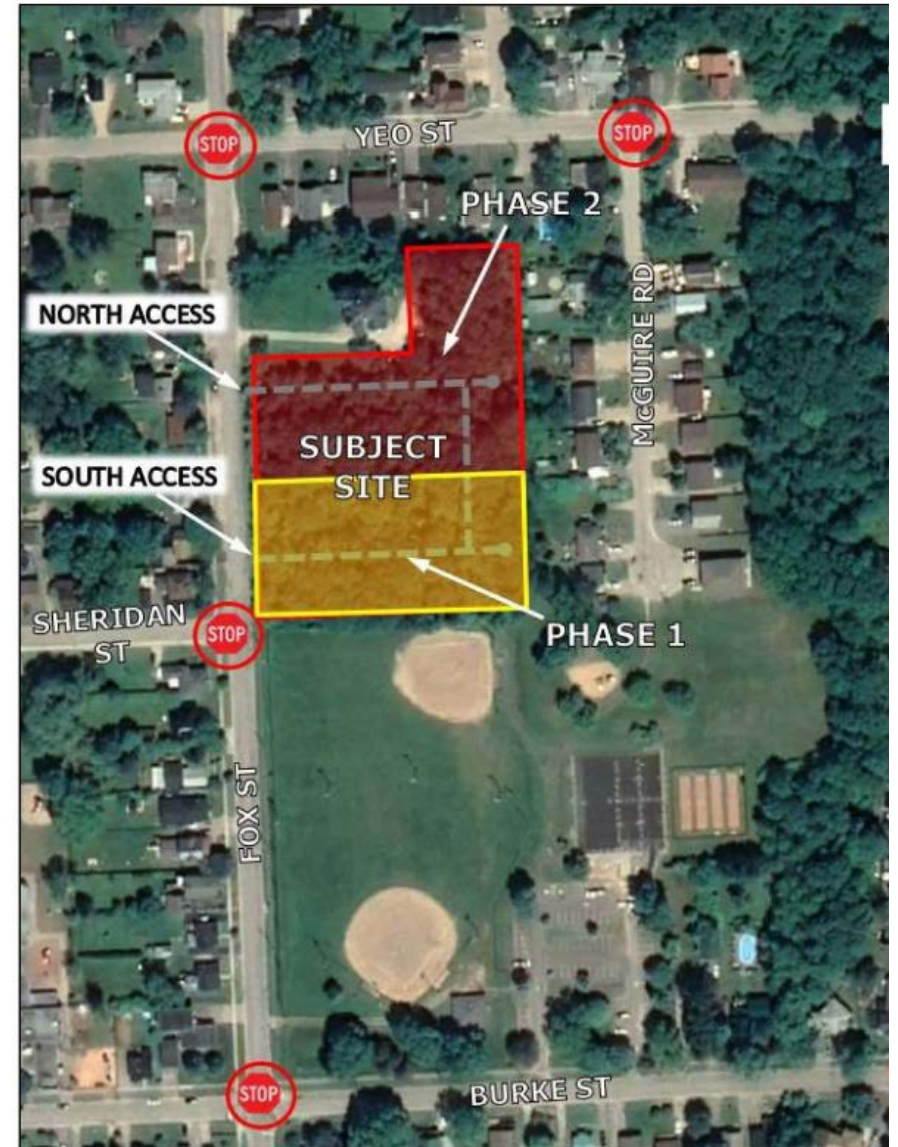
The site is municipally known as 77 Fox Street, located on the east side of Fox Street between Sheridan Street and Yeo Street. The proposed development consists of 56 multiple dwelling units and 74 parking spaces. The development was to have occurred in two phases; Phase 1 to include 16 units with 24 parking spaces and Phase 2 to include 40 units with 50 parking spaces.

Phase 1 land was zoned to permit the proposed development. Phase 2 will require a rezoning application and will proceed as the market demands.

Access to the development was proposed via two full-movement driveways onto Fox Street, [North Access] and [South Access]. Fox Street is designated as a local road within the Town's Official Plan, with a two-lane rural cross section. Fox Street provides one lane of travel per direction with sidewalk on the west side of the road.

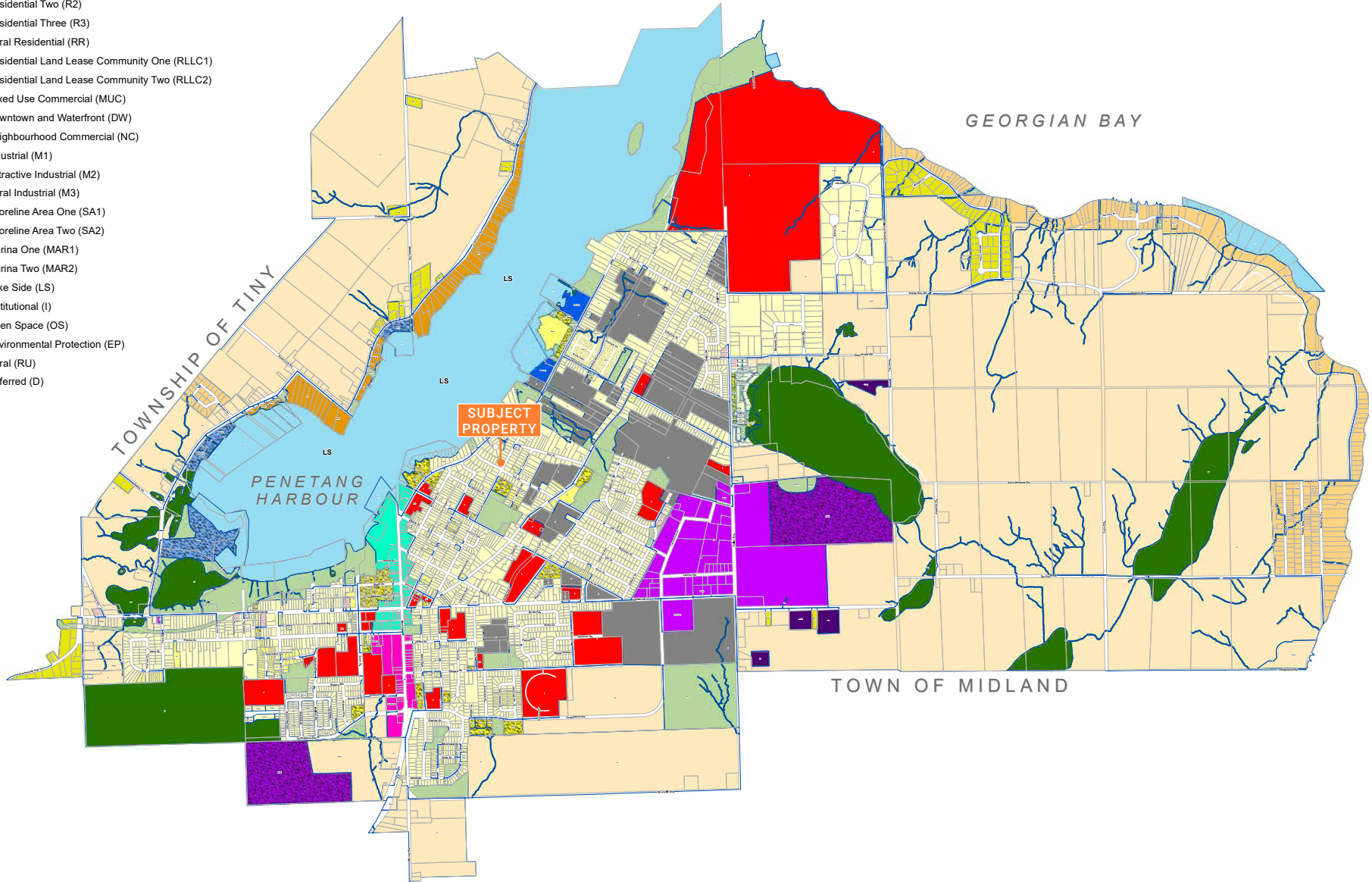
PROPOSED DEVELOPMENT DETAILS

Proposed	Residential Affordable Senior Rental Townhomes
Lot Area	2.92 Acres
Planning Status	R3-SP Proposed
Frontage on Fox St	346 Ft
Number of Dwellings	56
Number of Parking Spaces	74
Zoning - Phase 1	Zoned 16 Units
Zoning - Phase 2	Application Required 40 Units

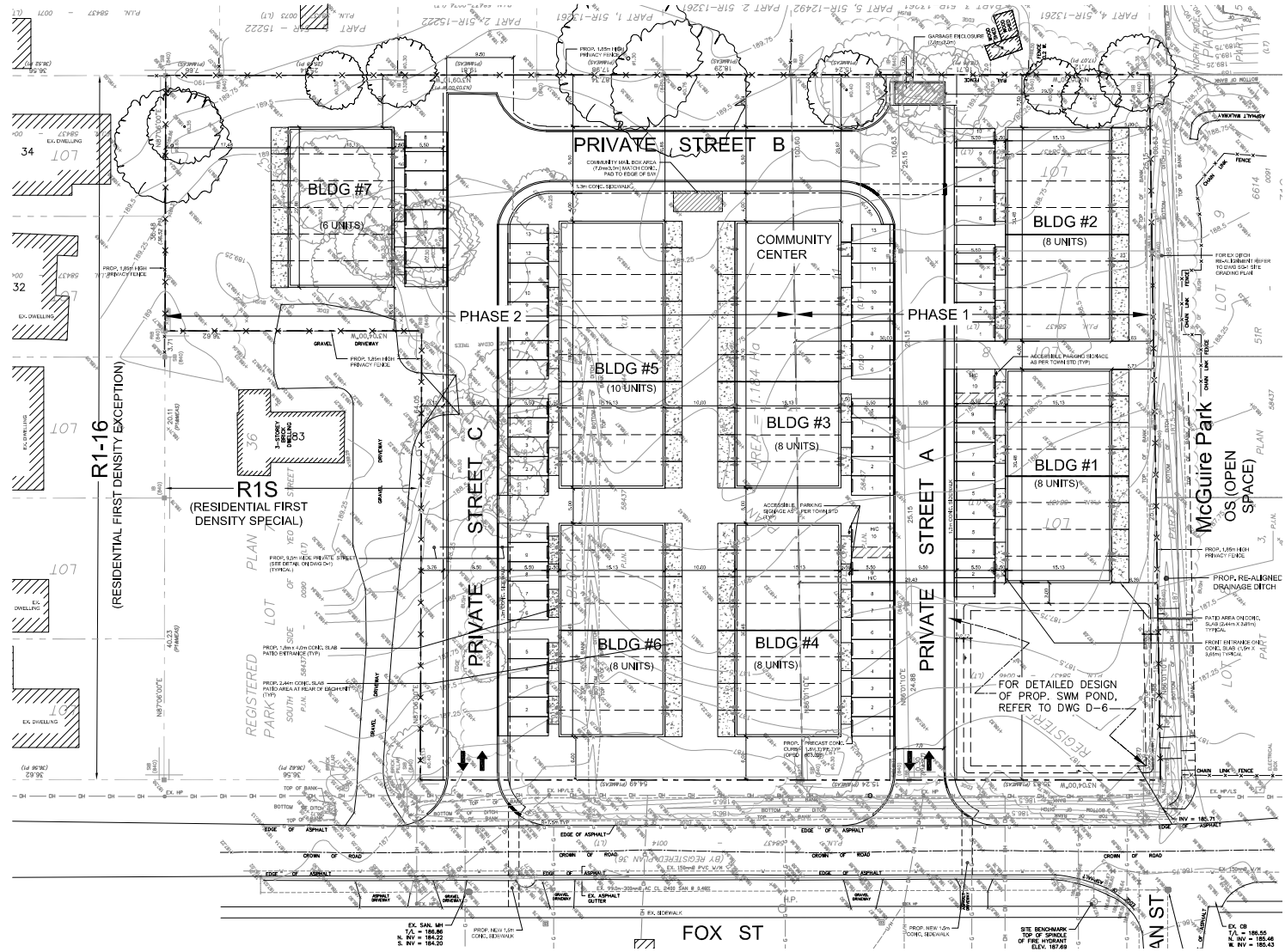


TOWN OF PENETANGUISHENE ZONING MAP // 77 FOX STREET

- Residential Two (R2)
- Residential Three (R3)
- Rural Residential (RR)
- Residential Land Lease Community One (RLLC1)
- Residential Land Lease Community Two (RLLC2)
- Mixed Use Commercial (MUC)
- Downtown and Waterfront (DW)
- Neighbourhood Commercial (NC)
- Industrial (M1)
- Extractive Industrial (M2)
- Rural Industrial (M3)
- Shoreline Area One (SA1)
- Shoreline Area Two (SA2)
- Marina One (MAR1)
- Marina Two (MAR2)
- Lake Side (LS)
- Institutional (I)
- Open Space (OS)
- Environmental Protection (EP)
- Rural (RU)
- Deferred (D)



PROPOSED MASTER SITE PLAN // 77 FOX STREET



PROPOSED TOWNHOUSE FLOOR PLANS // 77 FOX STREET

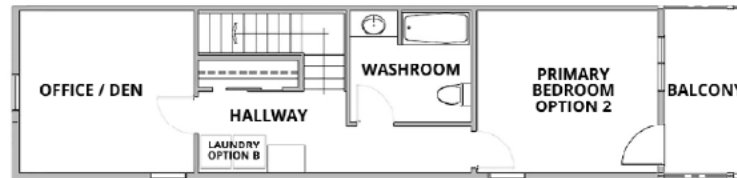
OPTION 1A + 1B



1A. GROUND FLOOR PRIMARY BEDROOM AND LAUNDRY

1B. GROUND FLOOR PRIMARY BEDROOM, UPSTAIRS LAUNDRY

OPTION 2A + 2B



2A. UPSTAIRS PRIMARY BEDROOM, GROUND FLOOR LAUNDRY

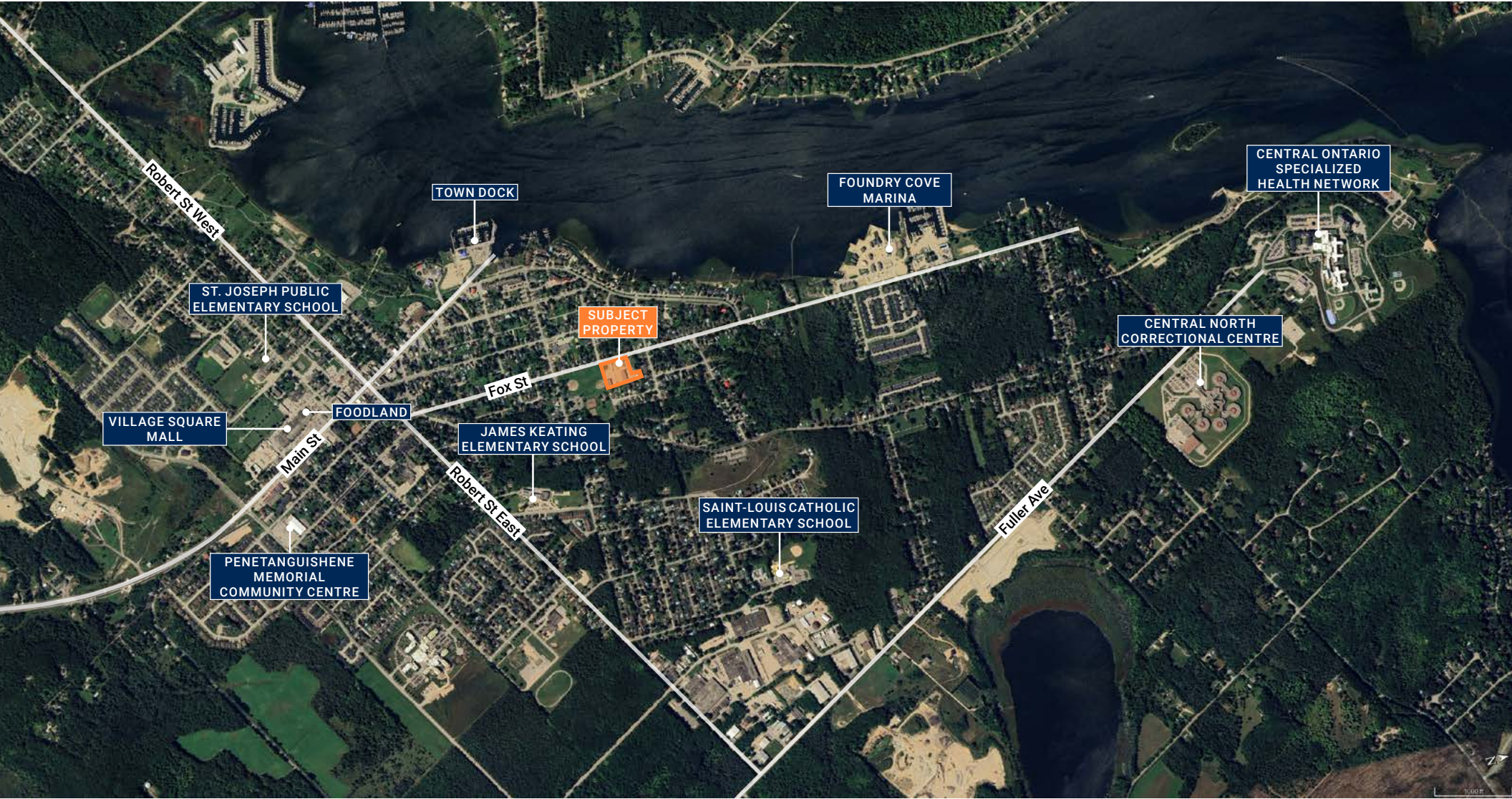
2B. UPSTAIRS PRIMARY BEDROOM AND LAUNDRY

SITE PLAN // 77 FOX STREET

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
PIN:	584370044	584370120	584370049	584370048	584370047	584370046
Legal Description:	PCL PLAN-1 SEC 51M653; BLK 10 PL 51M653 PENETANGUISHENE; PENETANGUISHENE SUBJECT TO AN EASEMENT IN GROSS AS IN SC1958203	BLOCKS 11 AND 12 PLAN 51M653 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 51R43514 AS IN SC1938141 SUBJECT TO AN EASEMENT IN GROSS AS IN SC1958203 TOWN OF PENETANGUISHENE	PCL PLAN-1 SEC 51M653; LT 9 PL 51M653 PENETANGUISHENE; PENETANGUISHENE SUBJECT TO AN EASEMENT IN GROSS AS IN SC1958203	PCL PLAN-1 SEC 51M653; LT 8 PL 51M653 PENETANGUISHENE; PENETANGUISHENE SUBJECT TO AN EASEMENT IN GROSS AS IN SC1958203	PCL PLAN-1 SEC 51M653; LT 7 PL 51M653 PENETANGUISHENE; PENETANGUISHENE SUBJECT TO AN EASEMENT IN GROSS AS IN SC1958203	PCL PLAN-1 SEC 51M653; LT 6 PL 51M653 PENETANGUISHENE; PENETANGUISHENE SUBJECT TO AN EASEMENT IN GROSS AS IN SC1958203
Site Area:	72290.35 SQ.FT (1.66 AC)	16490.29 SQ.FT (0.379 AC)	9687.51 SQ.FT (0.222 AC)	9687.51 SQ.FT (0.222 AC)	9687.51 SQ.FT (0.222 AC)	9590.63 sq.ft (0.22 ac)
Perimeter:	1246.72 FT.	757.87 FT.	396.98 FT.	396.98 FT.	396.98 FT.	396.98 ft.
Measurements:	120.77FT. X 120.14FT. X 208.15FT. X 178.72FT. X 329.11FT. X 292.68FT.	329.14FT. X 50.0FT. X 330.09FT. X 50.0FT.	82.51FT. X 117.55FT. X 82.51FT. X 117.55FT.	82.51FT. X 117.55FT. X 82.51FT. X 117.55FT.	82.51FT. X 117.55FT. X 82.51FT. X 117.55FT.	81.62ft. x 117.55ft. x 81.68ft. x 117.55ft.



REGIONAL MAP // 77 FOX STREET



LOCATION OVERVIEW // 77 FOX STREET

PENETANGUISHENE, ON

Penetanguishene is a charming town located on the southeastern tip of Georgian Bay in Simcoe County, Ontario. Known for its bilingual culture (French and English) and rich heritage, the community offers a unique blend of history and modern amenities, making it an increasingly popular lifestyle destination.

The town boasts strong infrastructure, excellent recreational facilities, and convenient proximity to Midland and Barrie, attracting retirees, families, and seasonal visitors alike. Its economy is supported by advanced manufacturing, healthcare, and tourism, ensuring a stable employment base and long-term growth potential.

Tourism plays a significant role in Penetanguishene's economy, with five marinas, boutique shops, and restaurants catering to visitors. Year-round activities include boating and waterfront recreation in summer, and snowmobiling, ice fishing, and the celebrated Winterama festival during winter months.



DEMOGRAPHICS



Total Population
(2021)
10,077



Population Growth
(2021-2016)
+12.4%



Median Age
48.8



College Diploma
& Higher
52.6%



Average
Household Income
\$74,000



Households
(2021)
3,980



Average
Household Size
2.3

OFFERING PROCESS & TERMS OF SALE // 77 FOX STREET

This Investment Summary is being delivered to prospective Purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all inclusive or to contain all the information that a prospective Purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This CIM provides selective information relating to certain physical, locational, and financial characteristics of the Property. The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor Advisor make any representations, declarations, or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective Purchasers without independent investigation and verification.

The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in this CIM or any other written or oral communication transmitted or made available to prospective Purchasers. Prospective Purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary. If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or Advisor or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective Purchasers without their own independent investigation and verification.

➤ **Confidentiality** By accepting this Investment Summary and having executed a Confidentiality Agreement, prospective Purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective Purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and Advisor. Prospective Purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor or Advisor or their affiliates or for any purpose other than a proposed purchase of the Property. The recipient of this CIM agrees to provide Advisor with a list of those persons to whom this CIM or any information contained herein is provided. The terms and conditions in this section with respect to confidentiality and the disclaimer contained apply to all sections of the CIM as if stated independently therein.

➤ **Indemnification** In exchange for specific good and valuable consideration, including, without limitation, the delivery of this CIM, the receipt and sufficiency of which is hereby acknowledged, the prospective Purchaser hereby agrees to indemnify the Vendor, the Advisor and their respective affiliates against any compensation, liability or expense

(including solicitor's and their own client costs), arising from claims by any other party with whom the prospective Purchaser has had dealings (excluding the Advisor) in connection with the offering of the Property by the Vendor, or in connection with a breach by the prospective Purchaser of its obligations as described herein.

➤ **Data Room Material** A data room has been set up for this transaction. Prospective Purchasers are strongly encouraged to access the data room in order to make their offers as unconditional as possible. Advisor has made data room material available online; access is restricted to those who have executed a Confidentiality Agreement (CA) and have been issued a user login and password.

➤ **Offering Guidelines** All Offers to be submitted on the Receiver Purchase and Sale Template as available in the Data Room. An offer should outline the terms for the purchase of the Property and should include, at a minimum, the following information and items:

1. Purchase price with deposits;
2. Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;
3. Evidence of the Purchaser's financial ability to complete the transaction;
4. Confirmation the Property will be purchased on an "as is, where is" basis;
5. Terms and conditions of closing, including a schedule of timing and events to complete the transaction;
6. An address, email address and fax number for the delivery of notices to the Purchaser;

The Vendor reserves the right to remove the Property from the market and to alter the offering process described above and timing thereof, at its sole discretion. Offers must be submitted by **3:00 PM EST on February 6, 2026** to Raff.G@marcusmillichap.com and David.Gasch@marcusmillichap.com

➤ **Review of Offers** Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser's ability to complete the transaction, the timelines and proposed closing conditions. The Vendor is not obliged to accept any offer and reserves the right to reject any or all offers received.

➤ **Sale Conditions** The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an "as is, where is" basis. There is no warranty, expressed or implied, as to title, description, condition, cost, size, quantity or quality thereof. The Receiver reserves the right to accept or reject any and all offers. All offers will be subject to Court approval and the Right of Redemption



PRESENTED BY

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