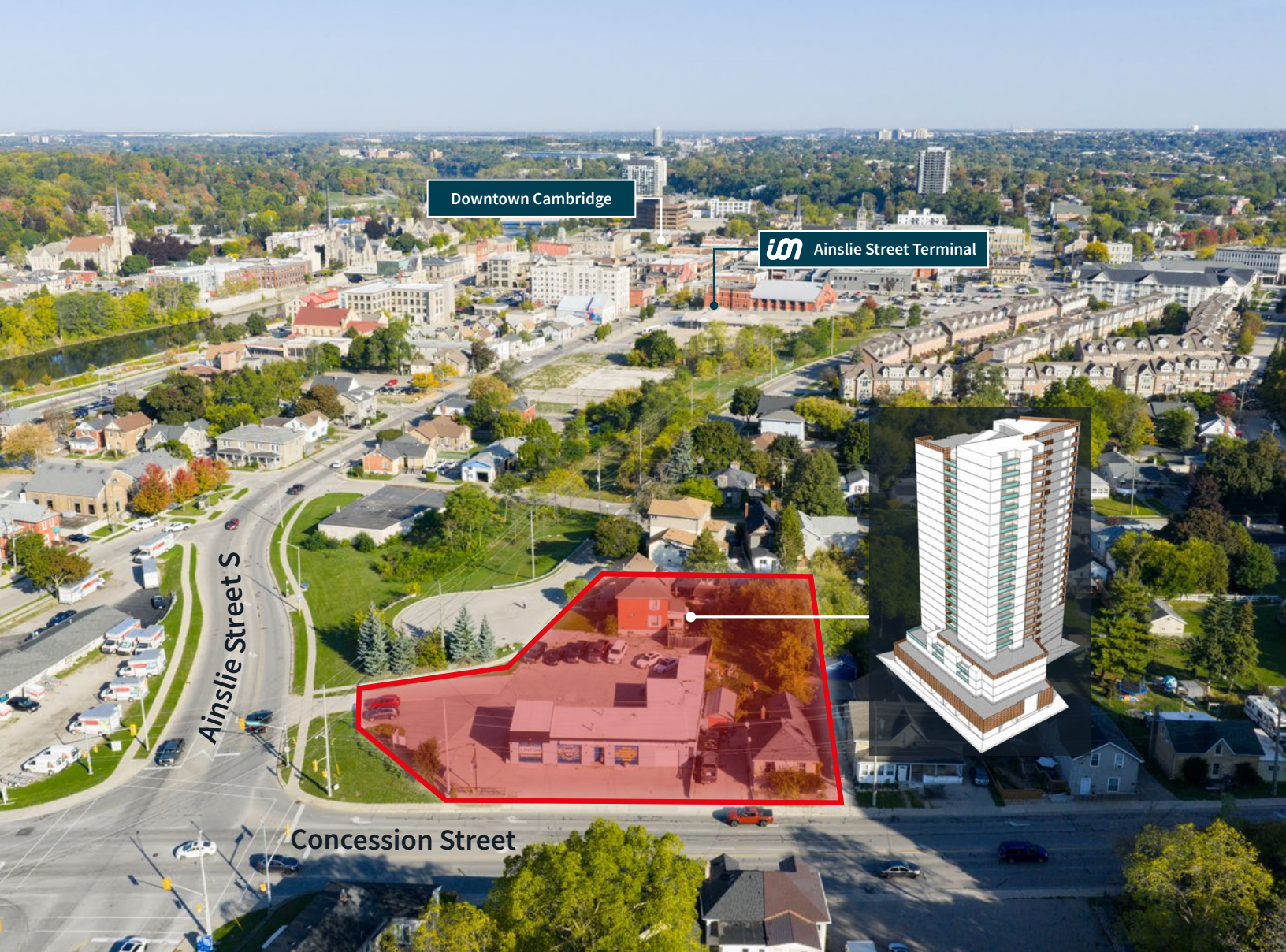




For Sale

30 & 36 Concession Street,
Cambridge, ON

0.68-acre high-density development
site in Cambridge



The Offering

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to offer for sale 30 & 36 Concession Street (the "Site" or "Property"), comprising 0.68 acre of high-density residential development land. Strategically located in downtown Cambridge, the Site is positioned 400 metres from the proposed Ainslie Terminal on the new ION Stage 2 LRT extension, connecting Cambridge and Kitchener-Waterloo to the Greater Toronto Area and downtown core.

Existing ownership has draft development plans contemplating up to 25 storeys. Developers have the option to execute on the existing plans or explore the potential to revise the design and add density beyond what has been previously contemplated.

The Site is currently improved with a car wash and two residential rental properties, providing in-place cash flow to offset holding costs for developers during the entitlement phase.

Salient details



Site area
0.68 ac



Zoning
C1RM1



Official plan
Regeneration

Development proposal



GFA
Up to 344,058 sf



Stories
Up to 25



Units
Up to 312

Vendor take-back mortgage available

Investment Highlights



High-Density Development Opportunity

The Site’s positioning in Downtown Cambridge and size is optimal for both traditional and seniors housing developers.



Supportive Planning Framework

Cambridge has enacted supportive planning frameworks by accelerating development timelines and mandating a higher housing target of 19,000 new homes by 2031.



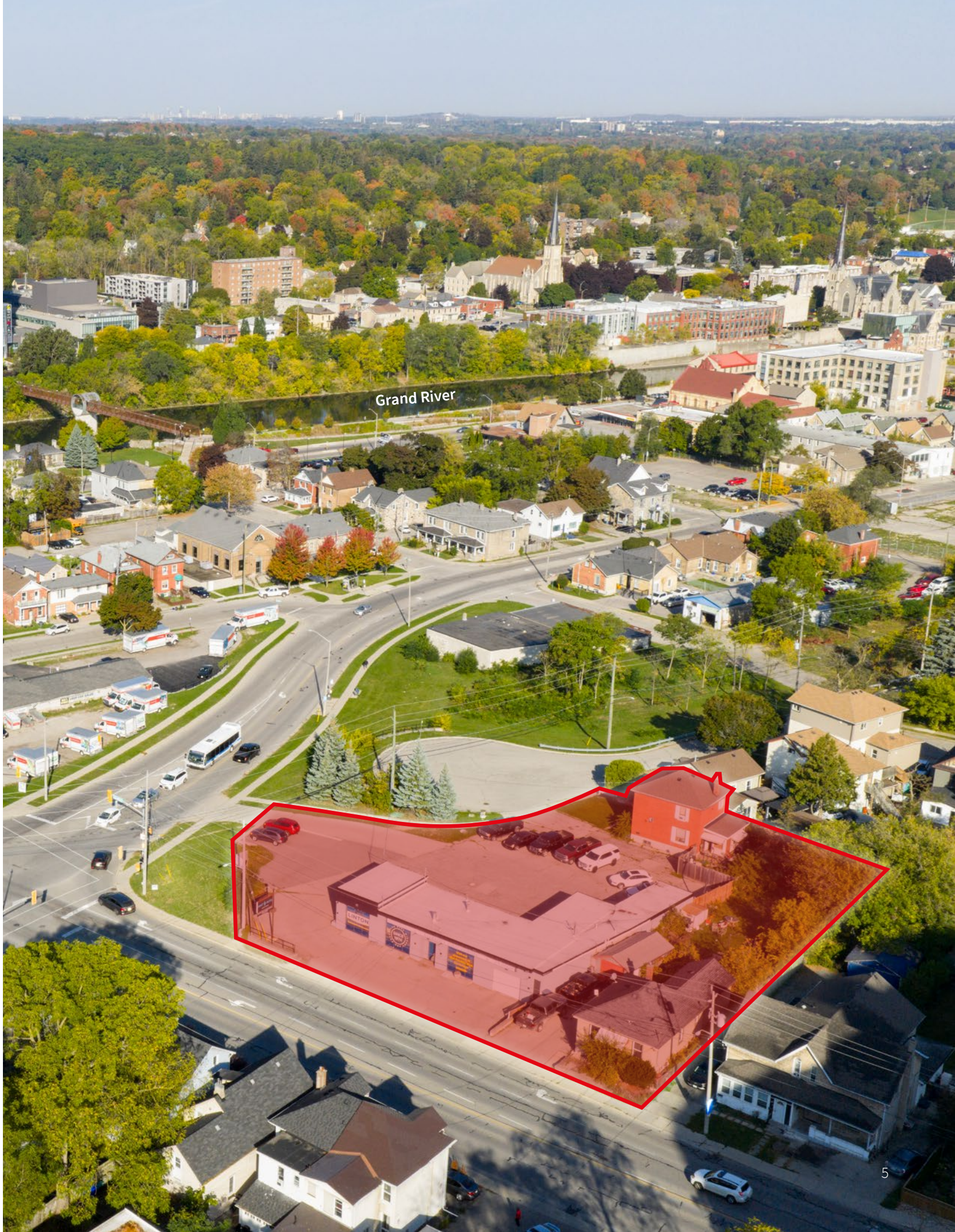
Prominent Location

High-profile corner at the intersection of Concession Street & Ainslie Street, acting as a major transit artery connecting downtown Cambridge to the surrounding Tri-Cities.



Amenity Rich Offering

The Site is situated in Downtown Cambridge, with easy access to various amenities, including restaurants, shops, recreational facilities, and schools.



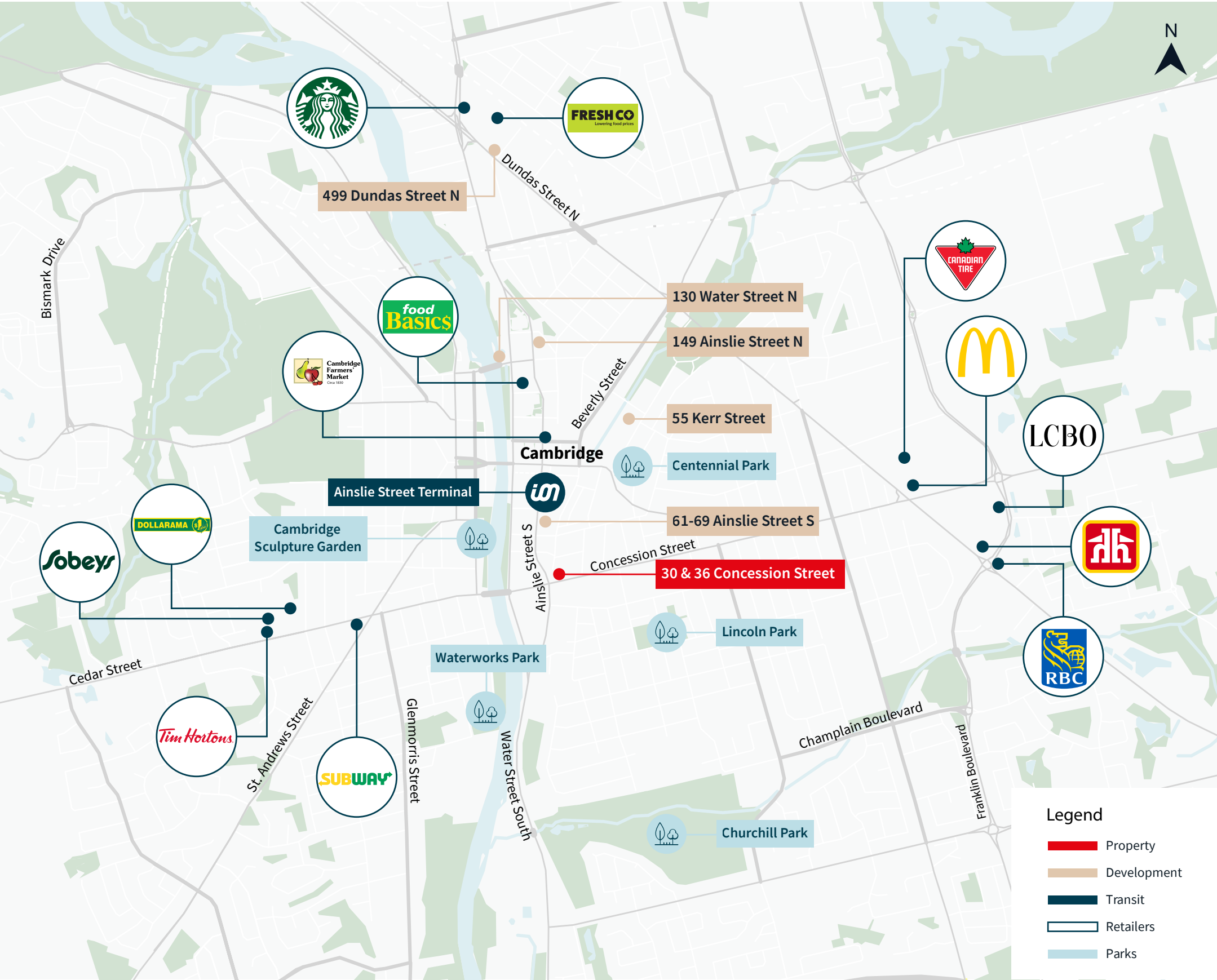
Location Overview

Cambridge is located in southwestern Ontario, about 100 kilometers west of Toronto. It is part of the Regional Municipality of Waterloo, forming the Tri-Cities with Kitchener and Waterloo. The tri-cities are known to be a technology, innovation, and manufacturing powerhouse, with major companies including BlackBerry, Toyota, Manulife, setting offices and production facilities in the area. Downtown Cambridge is situated along the picturesque Grand River, with charming streets and heritage buildings.

Located directly on the Highway 401 corridor—connecting Toronto to Windsor and the U.S. border—Cambridge is well-connected through highways including Highway 401 and Conestoga Parkway as well as public transit, such as Grand River Transit, the ION Light Rail system, and the GO Train network, offering rail and bus service to Toronto and the Greater Golden Horseshoe area. The city has become increasingly popular, with many Ontarians being priced out of the GTA.

Nearby Developments

	Address	Developer	Storeys	Units
1	499 Dundas Street N	Roman Home	6	60
2	130 Water Street N	Pearle Hospitality	37 & 28	399
3	149 Ainslie Street N	Dez Capital	8	104
4	55 Kerr Street	AJGL Group	18 & 18	445
5	61-69 Ainslie Street S	Atlantic	20 & 15	392



Cambridge



Financing and Offering Process

Free and Clear

The Property will be offered for sale free and clear of existing financing.

Offering Process

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. Interested parties will be requested to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor.

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