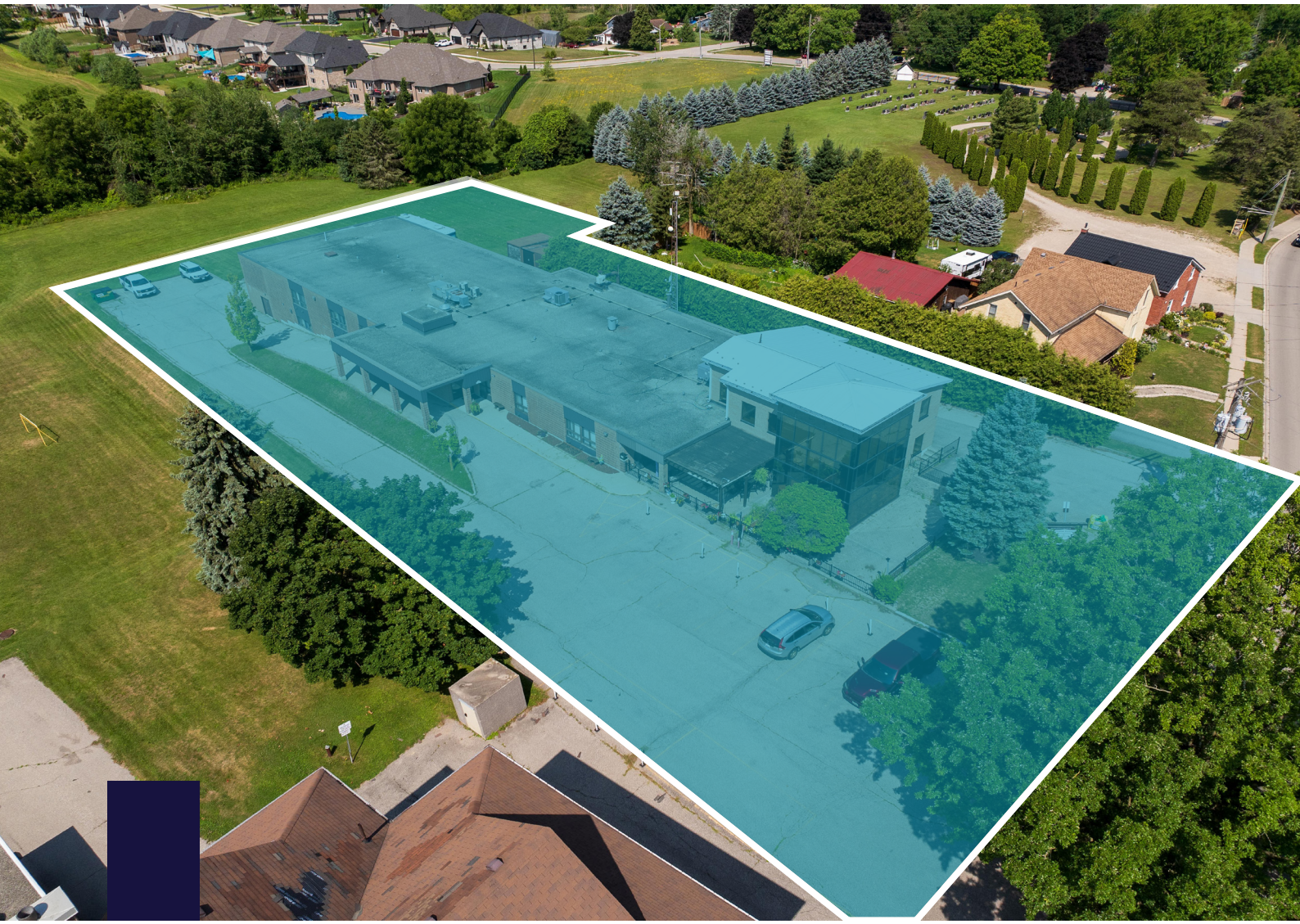
CUSHMAN & WAKEFIELD
Waterloo Region



INSTITUTIONAL PROPERTY

A 52-BED CARE FACILITY ON 1.415 ACRES IN MARYHILL WOOLWICH TOWNSHIP, WATERLOO REGION

OPPORTUNITY OVERVIEW

STRATEGICALLY LOCATED INSTITUTIONAL ASSET

Located in the Community of Maryhill within the Township of Woolwich, Waterloo Region, Ontario, this institutional opportunity comprises an approximately 1.415-acre site with approximately 136.25 feet of frontage along the southwest side of Maryhill Road.

The property is designated Urban under the Township of Woolwich Official Plan and is zoned Institutional (P) under the Township's Zoning By-law, supporting a range of institutional uses.



Originally constructed in 1987 with an expansion completed in 2003, the facility encompasses approximately 24,797 square feet and features 52 beds within a long-term care, retirement, short-term care, and respite care setting. The building includes a variety of resident and operational amenities, including private, semi-private, and basic accommodation rooms, private offices, dining facilities, lounges, a chapel, hair salon, and staff areas.

The irregular-shaped site is surrounded by a mix of established residential neighbourhoods, commercial uses, and agricultural lands, providing a unique opportunity within the growing Maryhill community.

1360 Maryhill Road,, Maryhill, ON

THE HIGHLIGHTS

- Site Area: ±1.415 acres (±61,634 SF)
  Building Area: ±24,797 SF
- Current Use: 52-bed Long-Term Care, Retirement, Short-Term Care & Respite Facility
- Year Built: 1987
- Addition Completed: 2003
- Official Plan Designation: Urban
- Zoning: Institutional (P)
- Frontage: ±136.25 feet on Maryhill Road
- Location: Central Maryhill, Township of Woolwich, Waterloo Region, Ontario
- Amenities: Private, semi-private and basic resident rooms, dining hall, lounges, chapel, hair salon, private offices and staff facilities
- Surrounding Uses: Established residential, commercial and agricultural properties



SALE PRICE: $3,595,000

24,797 SF
Purpose-built care facility

52 beds
Licensed long-term care & retirement facility

1.415 acres
Urban-designated, Institutional (P) zoned site

ZONING

INSTITUTIONAL (P) ZONE

Permitted Uses

- Art Gallery
- Artisan Studio or Maker Place
- Cemetery/Mausoleum/Funeral Establishment (may include Reception
- Centre, Crematorium and Offices)
- Community Building/Centre
- Cultural Facility
- Day Care Centre
- Domiciliary Hostels
- Education Facility (includes University/College)
- Emergency Services (Police, Fire and Ambulance)
- Funeral Home
- Government building
- Health Services
- Facility Hospice
- Hospital
- Library
- Nursery
- School Museum
- Place of Worship
- Public Recreational Use
- Residential Care facility
- Sanatorium
- School – Public Elementary or Highschool
- School – Private (Holding Provincial Charter as a School)
- Social Service Establishment
- Senior Citizen Centre
- Youth Recreation Centre
- Accessory Uses: In conformity with Section 12.2
- Buildings or structures accessory to the Foregoing Permitted Uses
- Office, Training Centre, Meeting Area, Conference Rooms Accessory to the Forgoing Permitted Uses
- Retail/Commercial Accessory to the Forgoing Permitted Uses
- Restaurant (Including Outdoor Patio) Accessory to the Forgoing
- Permitted Uses – See Section 9.3 k) for Outdoor Patio regulations

1360 Maryhill Road,, Maryhill, ON



1360 Maryhill Road,, Maryhill, ON



ABOUT MARYHILL, ON

Nestled in the heart of Woolwich Township, Maryhill is a charming and well-established rural community in the Region of Waterloo. Known for its small-town character, historic landmarks, and scenic countryside, Maryhill offers a peaceful setting while benefiting from convenient access to one of Ontario's fastest-growing economic regions.



KEY MARKET ACCESS

- 15 minutes to Waterloo
- 20 minutes to Kitchener
- 30 minutes to Guelph
- Easy access to Hwy 85, Hwy 7 & Hwy 401

1360 Maryhill Road,, Maryhill, ON

01 REGIONAL CONNECTIVITY

Strategically located just 15 minutes from Waterloo, 20 minutes from Kitchener, and approximately 30 minutes from Guelph, the community provides excellent connectivity to major employment centres, healthcare facilities, post-secondary institutions, and a full range of urban amenities. Residents also enjoy convenient access to Highway 85, Highway 7, and Highway 401, connecting the area to the Greater Toronto Area and Southwestern Ontario.



02 ACCESS TO A THRIVING REGIONAL ECONOMY

As part of the Region of Waterloo home to more than 700,000 residents Maryhill benefits from a strong and diversified economy driven by technology, advanced manufacturing, education, agriculture, and healthcare. The region is internationally recognized as Canada's leading innovation hub, anchored by world-class institutions including the University of Waterloo, Wilfrid Laurier University, and Conestoga College.

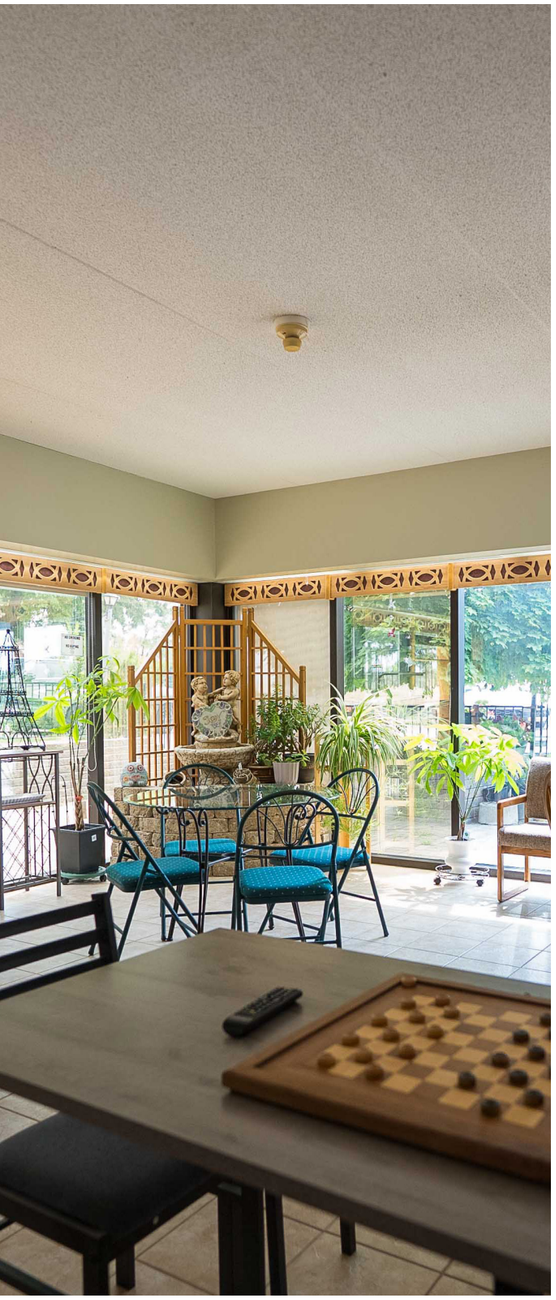


03 A UNIQUE BLEND OF RURAL LIFESTYLE & URBAN OPPORTUNITY

Maryhill combines the tranquility of a rural community with the advantages of being within one of Ontario's most dynamic and rapidly growing regions, making it an attractive location for institutional, residential, and community-serving uses.



INTERIOR PHOTOS









1360 Maryhill Road,, Maryhill, ON









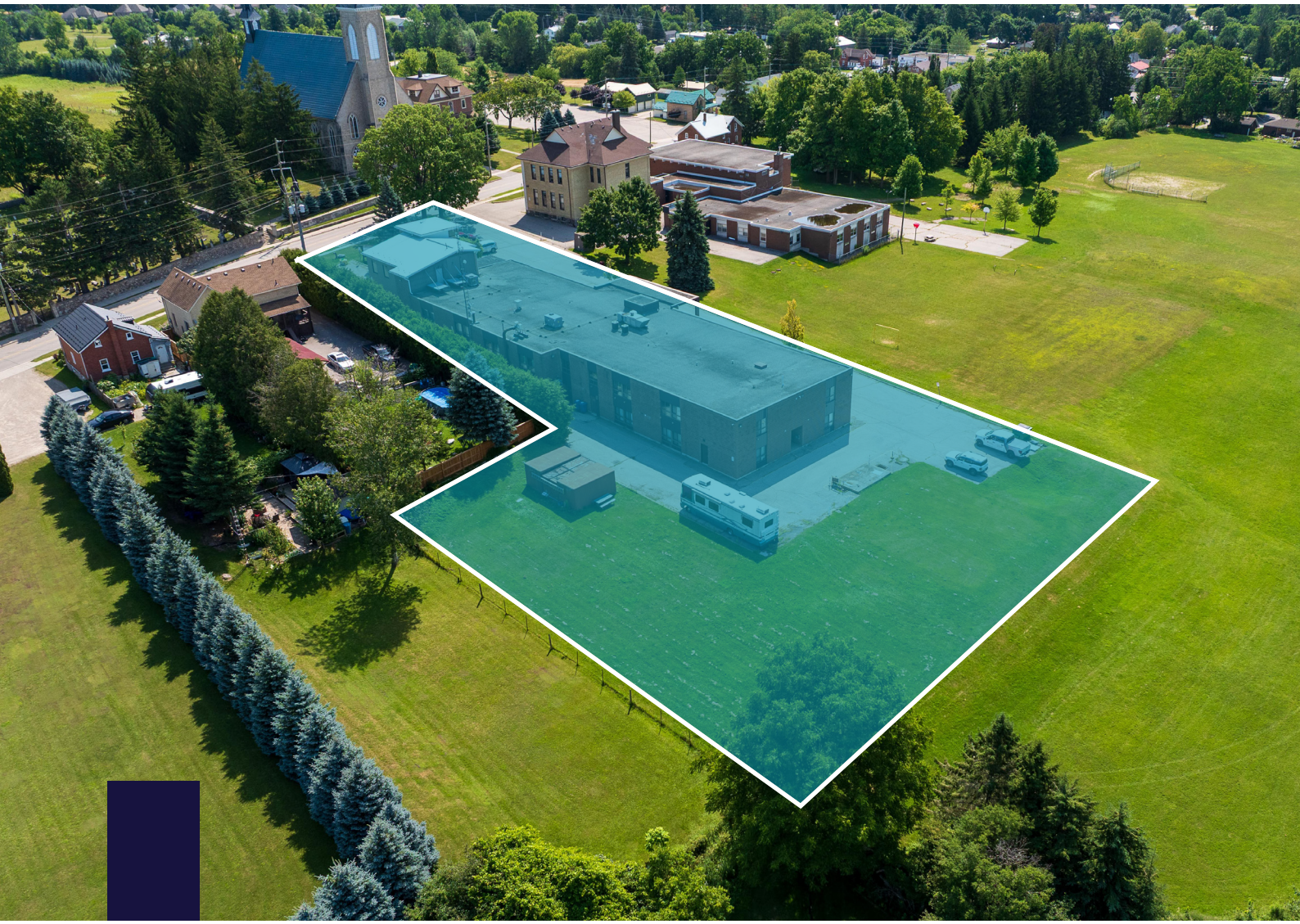








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