

FOR SALE

34736 DECHERT RD

Goderich, Ontario



Stewart Campbell
Senior Vice President
D +1 (519) 804-4378

Bob Vrenjak
Senior Vice President
D +1 (519) 804-4354



**CUSHMAN &
WAKEFIELD**
Waterloo Region

AGENCY & INTRODUCTION

Cushman & Wakefield Waterloo have been retained as exclusive advisor (collectively “C&W” or the “Advisor”) to Alvarez & Marsal Canada Inc. as Court- Appointed Monitor (the “ the Monitor”) of Lake Huron Shores A2A Developments Inc. to seek offers to purchase the redevelopment lands opportunity located at 34736 Dechert Road, Goderich (the “Property” or “Site”).

Contents

This Information Package (“IP”) has been prepared by C&W and is based on information and other sources believed to be reliable. While the contents of this package are believed to be accurate, neither C&W nor the Monitor, nor any of their respective directors, officers, employees agents or representatives makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent due diligence and investigations. [Additional due diligence documentation is available upon execution of a non-disclosure agreement and being granted access to the data room.]

Confidentiality

By accepting this IP, prospective purchasers agree to hold and treat this IP 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 IP or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Monitor and C&W. This IP shall not be copied, reproduced or distributed, in whole or in part, to any other person or party except as may be required for internal retention or legal compliance purposes. All inquiries regarding this opportunity should be directed to C&W, who is acting as broker for the Monitor.

Disclaimer

This IP has been prepared by C&W and is being delivered to registered, qualified, prospective purchasers in order to assist them in deciding whether they wish to acquire the Property from the Monitor. This IP 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. The information upon which this IP is based has been obtained from various sources considered reliable. Neither the Monitor nor C&W make any representations, declarations or warranties, expressed 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 Monitor and C&W expressly disclaim any and all liability for any errors or omissions in the IP or any other written or oral communication transmitted or made available to prospective purchasers. If any information related to the Property, in addition to the information provided in the IP, is provided at any time, orally or otherwise, by the Monitor or C&W, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and should not be relied upon by prospective purchasers without independent investigation and verification.

“As is, Where is”

By accepting this IP, prospective purchasers acknowledge that the Monitor is selling the Property on an “as is, where is” basis as they shall exist as at the time of closing. Prospective purchasers further acknowledge that neither C&W nor the Monitor guarantees title to the Property, and no representation, warranty, or condition is expressed or can be implied as to title, encumbrances, description, fitness for purpose, merchantability, condition, quantity, or quality or in respect of any other matter or thing whatsoever concerning the Property. Prospective purchasers must accept Property in its current state and condition without any further work, repairs, treatments or improvements.

Indemnification

In exchange for specific good and valuable consideration provided by the Monitor and C&W, including without limitation, the delivery of this IP, the receipt and sufficiency of which is hereby acknowledged by the prospective purchasers, by accepting this IP prospective purchasers hereby agree to indemnify the Monitor and C&W, and their affiliates, against any compensation, liability or expense (including legal fees), arising from claims by any other party with whom the prospective purchaser has had or may have dealings (excluding C&W) in connection with the sale of the Property, or in connection with a breach by the prospective purchaser of its obligations as described herein. In no event shall any prospective purchaser or any of its agents or contractors make any physical inspection or testing of the Property, without the prior written consent of the Monitor and C&W.

PROPERTY OVERVIEW

Prime Highway 21 Corridor Location

Strategically positioned along a key Lake Huron corridor within an established and growing Central Huron community.

Situated within the Settlement Area of the Municipality of Central Huron (former Township of Goderich Township), the subject lands occupy a strategic position along the eastern shoreline corridor of Lake Huron. The property benefits from prominent frontage along Highway 21 to the east, with additional access via Dechert Road to the north and Bluewater Beach Road to the south.

Comprising approximately 96.16 acres, the site is currently utilized for agricultural and natural open space purposes and is vacant of buildings or structures. The lands are bordered by existing built-up residential areas to the east and west, with a proposed mixed-use development planned immediately to the north, positioning the property within an evolving growth area.



Strategic Southwestern Ontario Location with Lake Huron Connectivity

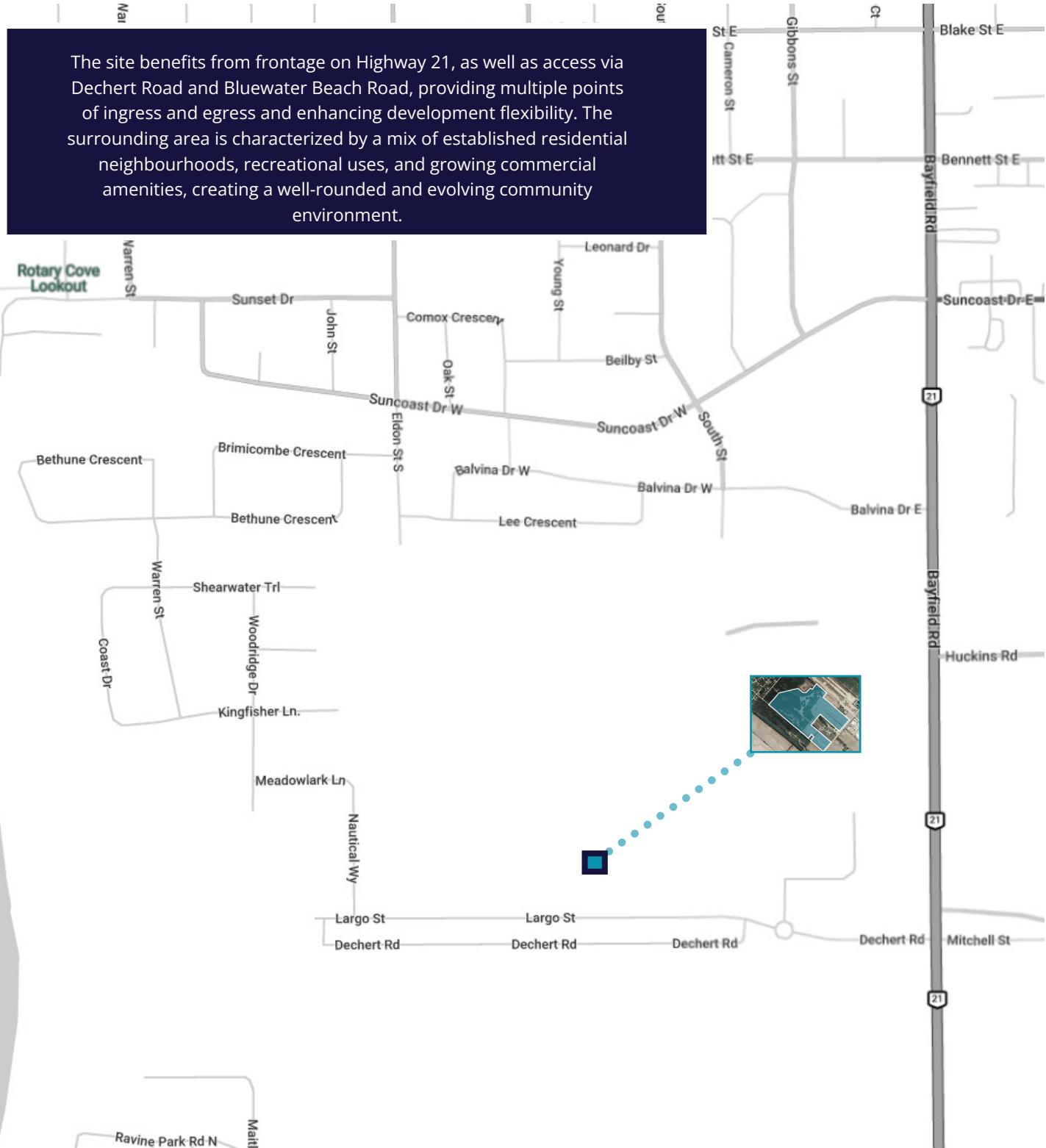
Located within the Municipality of Central Huron along the highly desirable Lake Huron shoreline corridor, the subject property offers exceptional exposure and accessibility along Highway 21—one of the region’s primary north-south transportation routes. This corridor is well known for connecting a series of vibrant lakeside communities and supporting both local traffic and seasonal tourism.

Positioned between existing built-up areas to the east and west, and with planned mixed-use development immediately to the north, the property is located within a clear path of growth. The proximity to Lake Huron’s waterfront, beaches, and recreational attractions further enhances the appeal of the location, supporting both year-round living and seasonal demand.



PIN:	4133670007
Total Gross Site Area:	96.051 ac /4183981.56 sf
Official Plan:	Residential, Highway Commercial and Natural Environment
Zoning:	OS1, C3 (-h), R2 (-h), NE2
Sale Price:	\$5,495,000

LOCATION OVERVIEW



LAND USE POLICY

Zoning

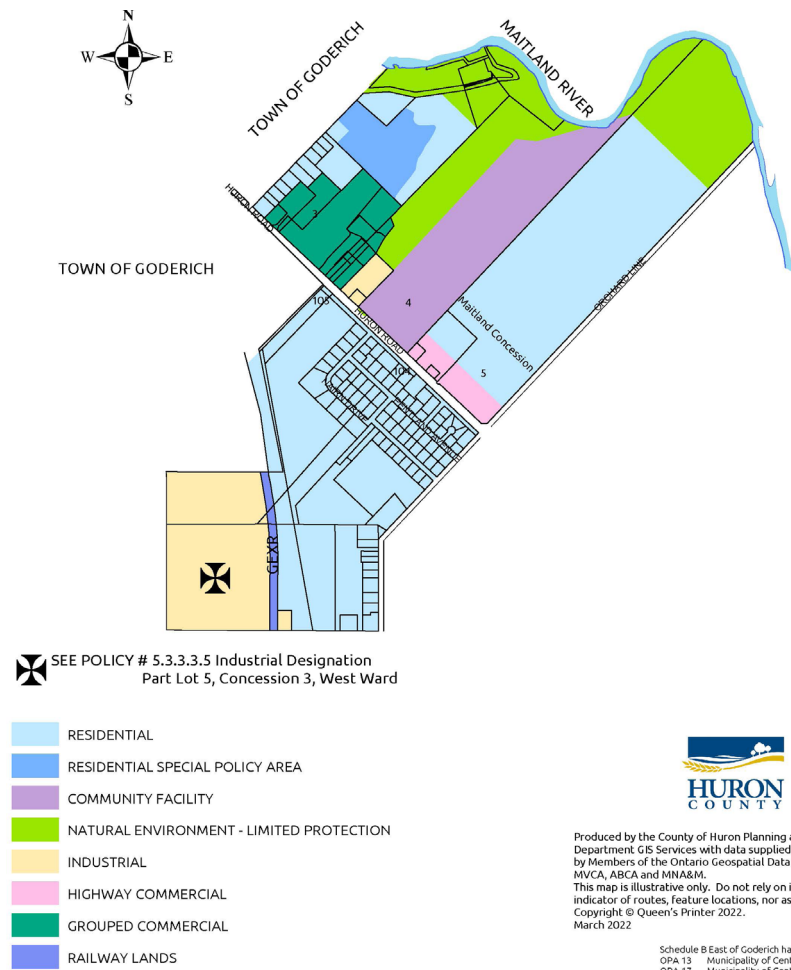
The property is zoned to permit a range of uses across the site, including:

- Residential (R1): Primarily located in the central and northwestern portions, permitting low-density housing forms such as single-detached dwellings.
- Highway Commercial: Along the Highway 21 frontage, allowing for a range of commercial uses serving both local residents and regional traffic.
- Natural Environment – Limited: Applied to environmentally sensitive areas, supporting conservation and restricted use.

Previous planning work completed by the current ownership contemplated a comprehensive mixed-use development vision. This included commercial blocks along the Highway 21 frontage, transitioning to medium-density residential forms such as townhouses and semi-detached dwellings, and further to low-density single-detached housing adjacent to designated environmental protection areas. This framework reflects a logical and market-supported land use transition from the highway corridor inward.

Official Plan

Under the Municipality of Central Huron Official Plan, the subject lands are intended to accommodate a mix of residential, commercial, and environmental uses. The planning framework supports a transition from agricultural lands to a complete community structure, integrating residential neighbourhoods, commercial opportunities along key corridors, and the preservation of natural features.



34736 Dechert Road, Goderich

SUBMISSION GUIDELINES

Cushman & Wakefield Waterloo Region Ltd., Brokerage has been retained by the Monitor as exclusive advisor (“Advisor”) to seek proposals for the disposition of 34736 Dechert Road, Goderich. Interested parties will be required to execute and submit the Monitor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering, which may be accessed via a virtual data room (“Data Room”).

Submissions

Submission of offers will be considered on an as-received basis, unless otherwise directed by the Advisor, and are directed to include a 7-day irrevocable period for acceptance by the Monitor. An Offer Submission Instruction Letter from the Monitor will be provided in the Data Room.

Offers are to be submitted to the Advisor at:

Stewart Campbell and Bob Vrenjak
Cushman & Wakefield Waterloo Region Ltd., Brokerage
401-4295 King St. East, Kitchener, ON N2P 0C6 | Canada

Confidentiality Agreement:

[NDA](#)



CONTACT US

Stewart Campbell

Senior Vice President

D +1 (519) 804-4378

stewart.campbell@cushwakewr.com

Bob Vrenjak

Senior Vice President

D +1 (519) 804-4354

bob.vrenjak@cushwakewr.com

