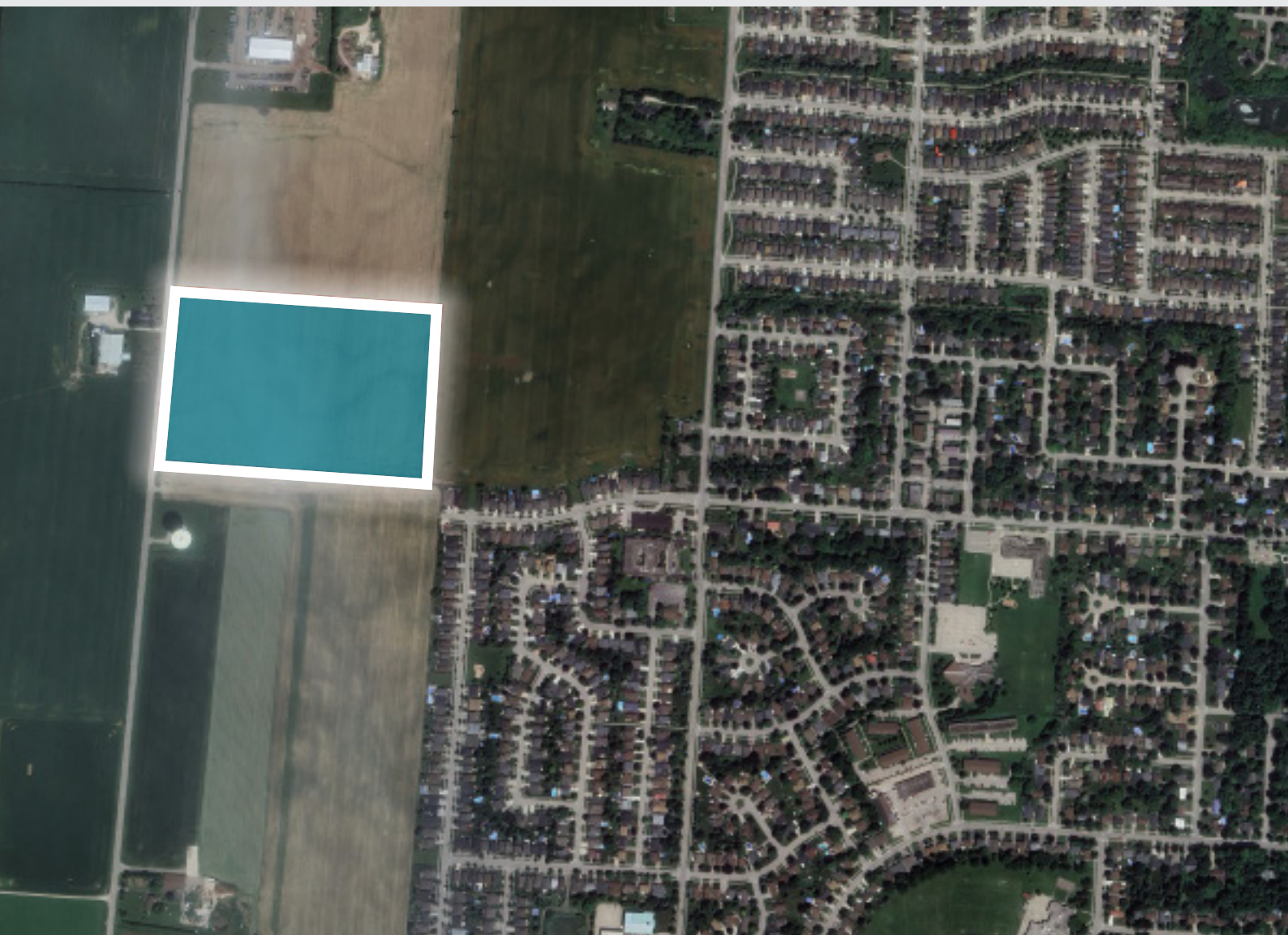


FOR SALE

FLORADALE RD

Elmira, Ontario



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 **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 Officer (the " the Sales Officer") of 2721736 ONTARIO INC and 2721733 ONTARIO INC., to seek offers to purchase the redevelopment lands opportunity located at Floradale Road, Elmira (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 Sales Officer, 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 Sales Officer 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 Sales Officer.

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 Sales Officer. 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 Sales Officer 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 Sales Officer 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 Sales Officer 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 Sales Officer 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 Sales Officer 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 Sales Officer 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 Sales Officer 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 Sales Officer and C&W.

PROPERTY OVERVIEW

Strategic Land Position with Future Development Potential

Independent planning review highlights strong long-term redevelopment prospects within a protected agricultural framework.

The subject property is designated “Expanded Countryside” under the Town of Woolwich Official Plan and is immediately adjacent to lands designated for residential use, positioning it as a strong candidate for future reclassification in an Official Plan review.

C&W has completed an independent review of the materials provided, along with the current land use planning framework applicable to the property, to assess potential built form and the pathway to development. Under the Official Plan, the lands are also identified as “Prime Agricultural Areas,” which are intended primarily for agricultural, agriculture-related, and on-farm diversified uses. These policies are designed to protect and promote a full range of farming operations and normal farm practices in accordance with Provincial standards.

Zoning for the property is Agricultural Zone (A), which permits a range of uses including farming operations, single detached dwellings, and accessory uses that support the primary agricultural or residential function.

The property comprises approximately 26 acres and is located on Floradale Road in Elmira.

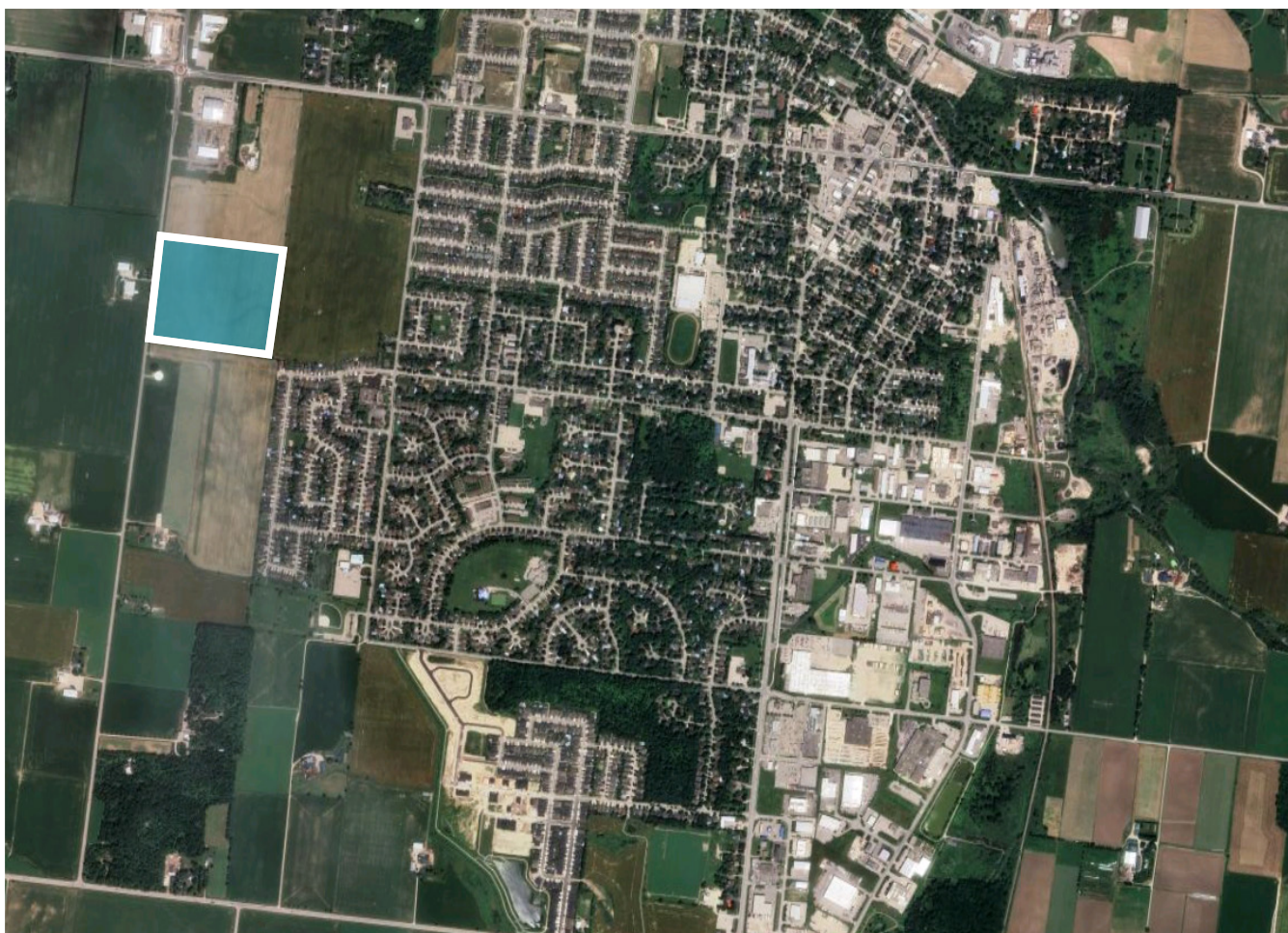


Rural Setting with Urban Connectivity

Floradale Road in Elmira is situated within the rural northern portion of the Township of Woolwich, an area known for its strong agricultural heritage and scenic countryside. The surrounding landscape is characterized by productive farmland, low-density rural residences, and a quiet, natural setting.

Despite its rural character, the property benefits from close proximity to the urban boundary of Elmira, providing convenient access to local amenities, schools, and services, as well as connectivity to the broader Waterloo Region.

This location offers a balance of tranquility and accessibility, positioning it as an attractive area with long-term growth potential as nearby residential expansion continues.



PIN:	222330004
Total Gross Site Area:	25.90 ac /1,128,204 sf
Official Plan:	Prime Agricultural Areas
Zoning:	Agricultural Zone (A)
Sale Price:	\$1.00

LOCATION OVERVIEW

A tranquil rural setting just minutes from Elmira's amenities, ideally situated within a growing Waterloo Region growth corridor.

Economy & Employment: Major local employers include manufacturing and services, including Lanxess, Elmira Pet Products, and Toyota Boshoku.

Location: Situated in Southwestern Ontario, about 17-20 km north of Waterloo and Kitchener, making it a desirable location for commuters looking for a quieter, small-town lifestyle.

Elora Gorge
Conservation Area

Inverhaugh

West Montrose

Weissenb

Winterbourne

St. Jacobs

Conestogo

Ma

berg

Bloomingtondale

Rosendale

Laurel Creek
Conservation
Area

Waterloo

Waterloo Park

Breslau

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85

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Elmira





SUBMISSION GUIDELINES

Cushman & Wakefield Waterloo Region Ltd., Brokerage has been retained by the Sales Officer as exclusive advisor ("Advisor") to seek proposals for the disposition of Floradale Road, Elmira, Ontario. Interested parties will be required to execute and submit the Sales Officer'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 Sales Officer. An Offer Submission Instruction Letter from the Sales Officer 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](#)



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