



**COLDWELL
BANKER
COMMERCIAL**

PETER BENNINGER REALTY,
BROKERAGE

FOR SALE

FUTURE RESIDENTIAL DEVELOPMENT

\$4,999,000 CAD

201 Kincardine Hwy
Walkerton, ON N0G 2V0

LAND SIZE
71 Acres (Gross)

AREA
201 Kincardine Hwy, Walkerton



CONTACT

Eric Frey
Sales Representative
519 743 5211 x3118
efrey@coldwellbankerpbr.com

John Hoffman
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519 743 5211 x3040
jhoffman@coldwellbankerpbr.com

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PETER BENNINGER REALTY, BROKERAGE
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519.743.5211

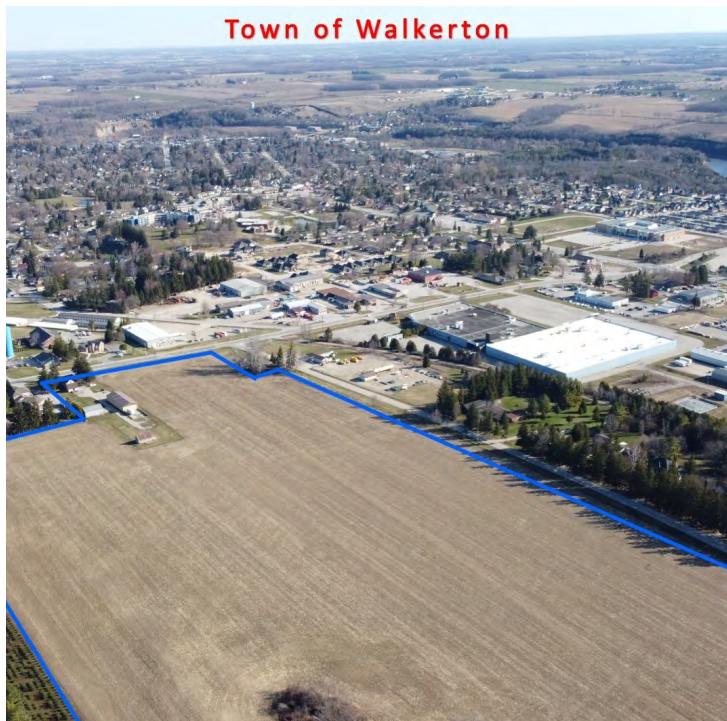
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FUTURE RESIDENTIAL DEVELOPMENT

201 Kincardine Hwy, Walkerton, ON N0G 2V0

SALE



OFFERING SUMMARY

Sale Price: \$4,999,000 CAD

Lot Size: 71 Acres

Zoning: PD - Planned Development

Price / Acre: \$70,408/Acre
\$76,907/Acre
Developable

CONCEPT PLAN SHOWS:

27 - 40' Detached Lots
9 - 45' Detached Lots
145 - 50' detached Lots
109 - 30' semi-detached Lots
16 - 33.5' semi detached Lots
72 - 35' semi-detached Lots
56 - 25' Townhouse Lots

PROPERTY HIGHLIGHTS

- Within the Urban Boundary
- City Services to Property Line
- Not Draft Plan Approved, discussions with the Town suggest a concept similar to this would be permitted
- Comparable home sales in the area selling from \$550,000-\$650,000 see below
- Currently dealing with property setbacks from the propane yard.
- Property is not Draft Plan Approved. Further Due-diligence is required.

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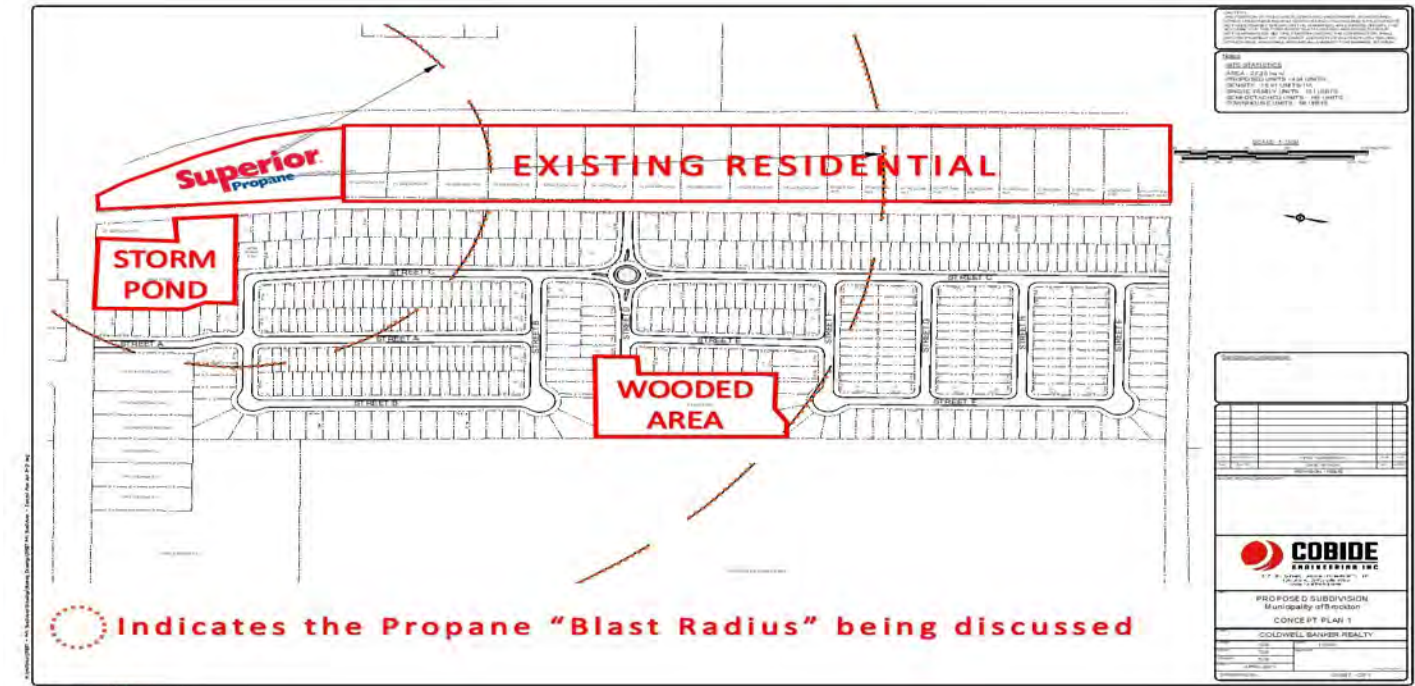
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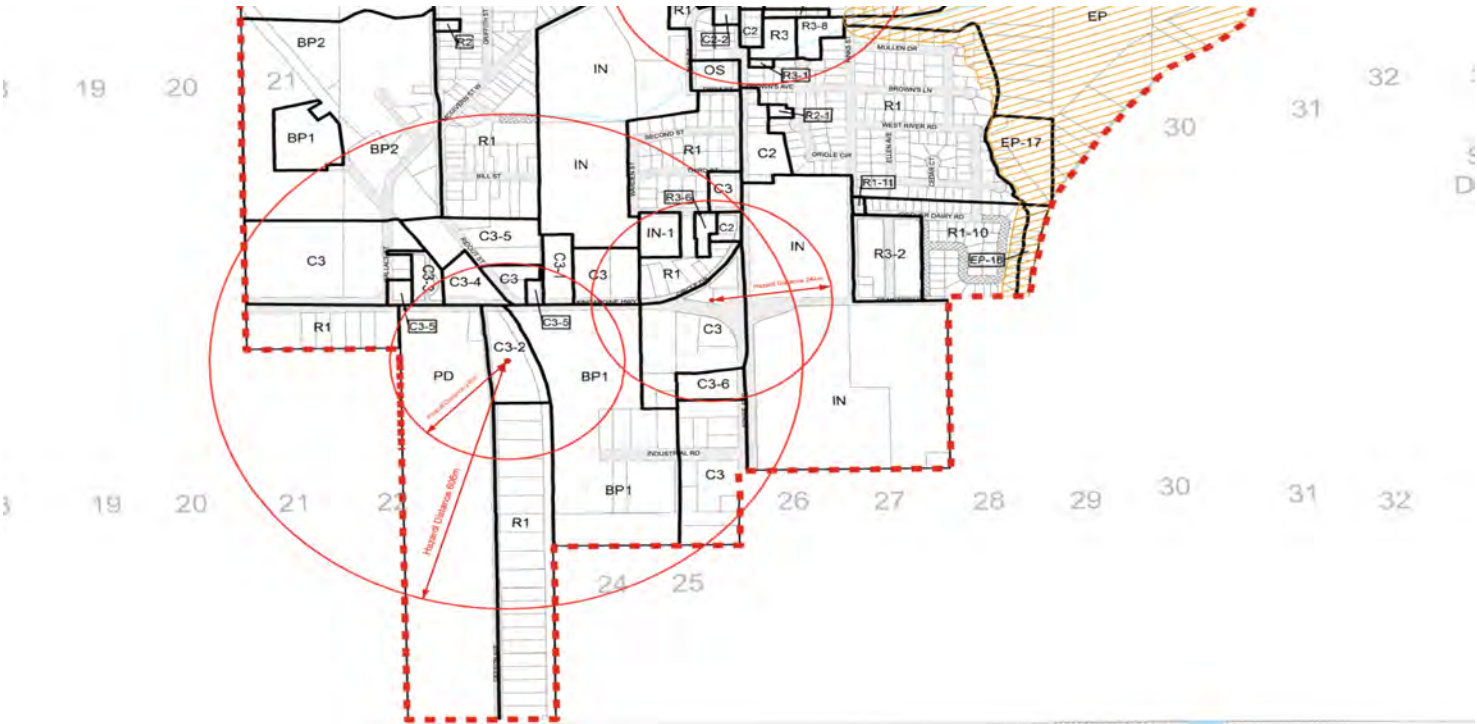
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FUTURE RESIDENTIAL DEVELOPMENT

201 Kincardine Hwy, Walkerton, ON N0G 2V0



Kincardine Hwy end



Back of Site

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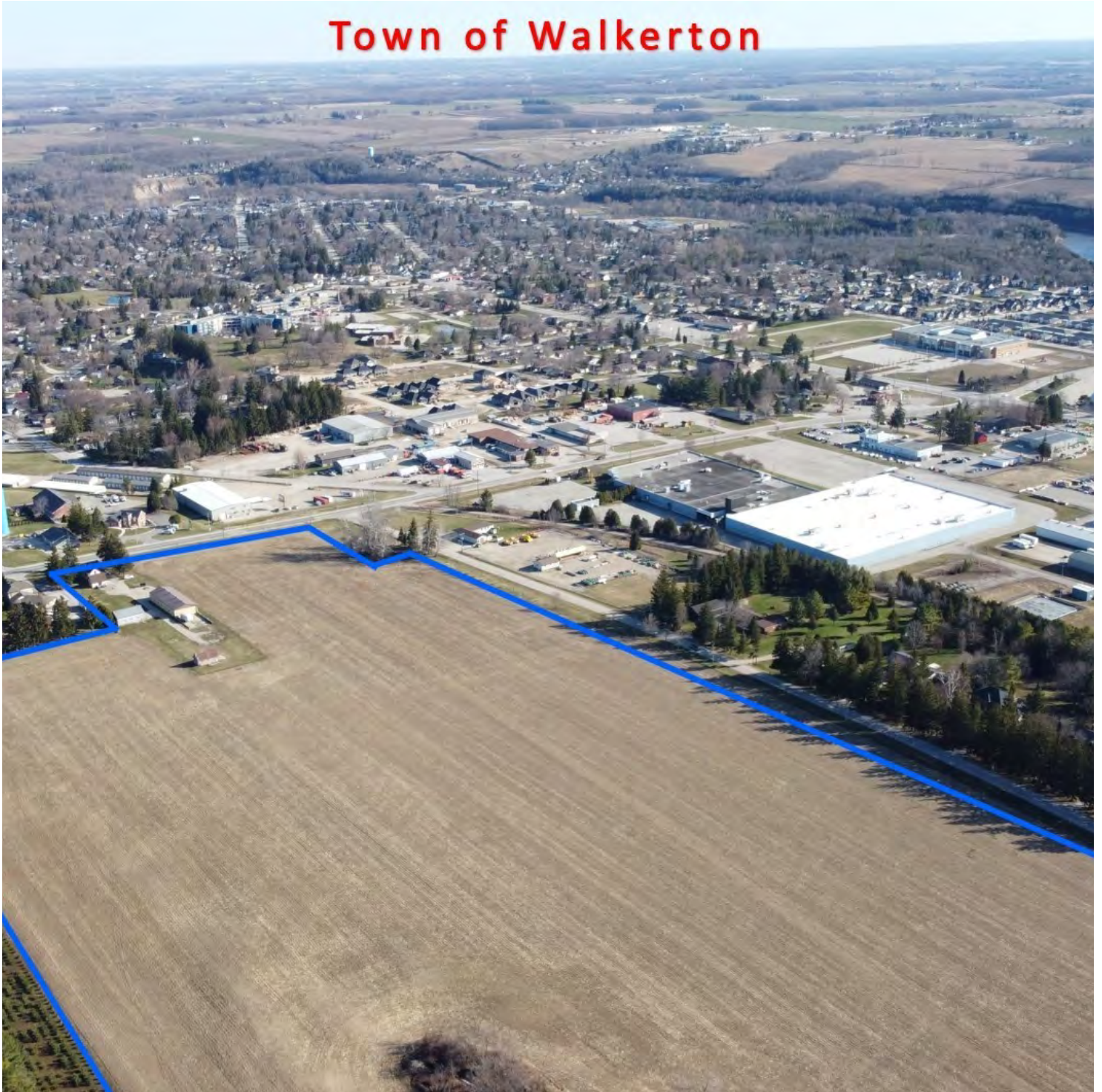


FUTURE RESIDENTIAL DEVELOPMENT

201 Kincardine Hwy, Walkerton, ON N0G 2V0

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Town of Walkerton



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Address

Sold Date

Sale Price

Year Built

Lot Size

Above Grade SF

Price Per SF



**219 IRISHWOOD LANE,
WALKERTON**

May 28, 2021

\$600,000

2021

59' / 133'

1504

\$398.94



70 FISHER DAIRY RD, WALKERTON

May 28, 2021

\$659,900

2021

58' / 84'

1700

\$388.18



**71 FISHER DAIRY RD,
WALKERTON**

June 15, 2021

\$699,990

2021

64' / 85'

2304

\$303.82

Address

Sold Date

Sale Price

Year Built

Lot Size

Above Grade SF

Price Per SF



**78 FISHER DAIRY RD,
WALKERTON**

June 17, 2021

\$629,000

2020

57' / 84'

2279

\$276.00



**69 FISHER DAIRY RD,
WALKERTON**

June 28, 2021

\$740,092

2021

58' / 85'

2385

\$310.31



**3 FISCHER DAIRY RD,
WALKERTON**

July 15, 2021

\$685,000

2017

50' / 109'

1803

\$379.92

Address

Sold Date

Sale Price

Year Built

Lot Size

Above Grade SF

Price Per SF



**80 FISHER DAIRY RD,
WALKERTON**

Pending: October 29, 2021

\$665,000

2021

58' / 86'

1490

\$446.31



**67 FISHER DAIRY RD,
WALKERTON**

Pending: August 31, 2021

\$783,273

2021

59' / 100'

2385

\$328.42



**133 SECOND STREET,
WALKERTON**

January 28, 2021

\$429,900

2020

20' wide Semi-Detached

1580

\$272.09

Address

Sold Date

Sale Price

Year Built

Lot Size

Above Grade SF

Price Per SF



**135 SECOND STREET,
WALKERTON**

January 22, 2021

\$429,900

2020

20' wide Semi

1580

\$272.09



117 THIRD STREET, WALKERTON

December 18, 2020

\$591,000

2019

50' / 114'

1517

\$389.58



**201 IRISHWOOD LANE,
WALKERTON**

April 26, 2021

\$489,000

2021

59' / 133'

1553

\$314.87

Address

Sold Date

Sale Price

Year Built

Lot Size

Above Grade SF

Price Per SF



315 WESTWOOD DR. WALKERTON

May 14, 2021

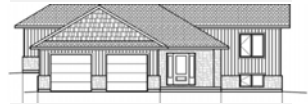
\$545,000

2018

55' / 114'

1419

\$384.07



**202 IRISHWOOD LANE,
WALKERTON**

Pending: September 10, 2021

\$579,900

2021

72' / 134' (Corner Lot)

1400

\$414.21



20 TURNER ST. WALKERTON

May 08, 2021

\$757,000

2015

62' / 100'

2367

\$319.81

[VIEW FULL MLS COMPARABLE DETAILS](#)