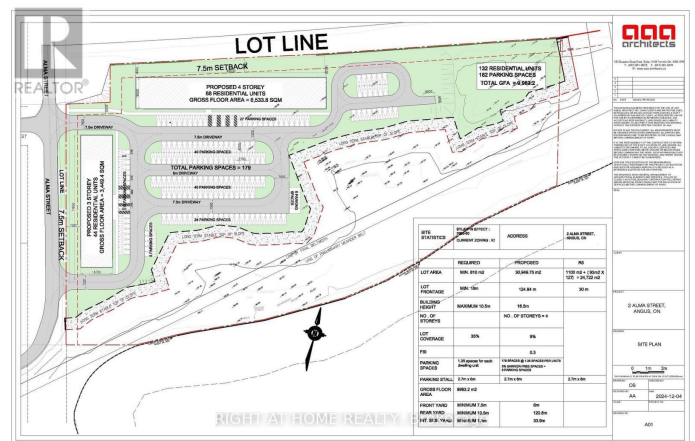


MLS® #N12421245

0 Bedroom, 0.00 Bathroom, 9 sqft
Vacant Land on 8.70 Acres

Angus, Essa (angus), Ontario

2 Alma Street presents an exceptional development opportunity in Angus, a community experiencing steady growth and strong demand for housing. The site is well suited for a 55+ adult lifestyle community with modern amenities or as a purpose-built rental building with potential access to CMHC financing. Angus continues to attract new residents due to its affordability, proximity to Barrie and the GTA, and nearby Canadian Forces Base Borden, ensuring a consistent need for both long-term adult residences and rental accommodations. The growing population, rising housing costs in surrounding markets, and limited local supply create favourable conditions for developers to deliver housing that meets current and future demand. A thoughtfully planned 55+ community here would provide independent living with amenities that support wellness, connection, and convenience, while a rental project would address the significant shortfall in available units and offer attractive financing and long-term returns. This property offers flexibility for either vision and positions an investor or developer to benefit from the areas ongoing expansion, making it a unique chance to create a development that aligns with both market demand and future growth. (id:6289)



Essential Information

Listing # N12421245

Price	\$3,995,000
Bathrooms	0.00
Square Footage	9
Acres	8.70
Type	Vacant Land

Community Information

Address	2 Alma Street
Subdivision	Angus
City	Essa (angus)
Province	Ontario
Postal Code	L0M1B0

Listing Details

Listing Office RIGHT AT HOME REALTY



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Listing information last updated on November 4th, 2025 at 4:31am EST