

FOR SALE



UNIQUE DEVELOPMENT OPPORTUNITY In ORO-MEDONTE TOWNSHIP

Offered For Sale By
Ontario Realty Corporation
through its agents
Buckingham Realty (Windsor) Ltd
and
Ed Lowe Ltd. Realtor



Ontario
Realty
Corporation

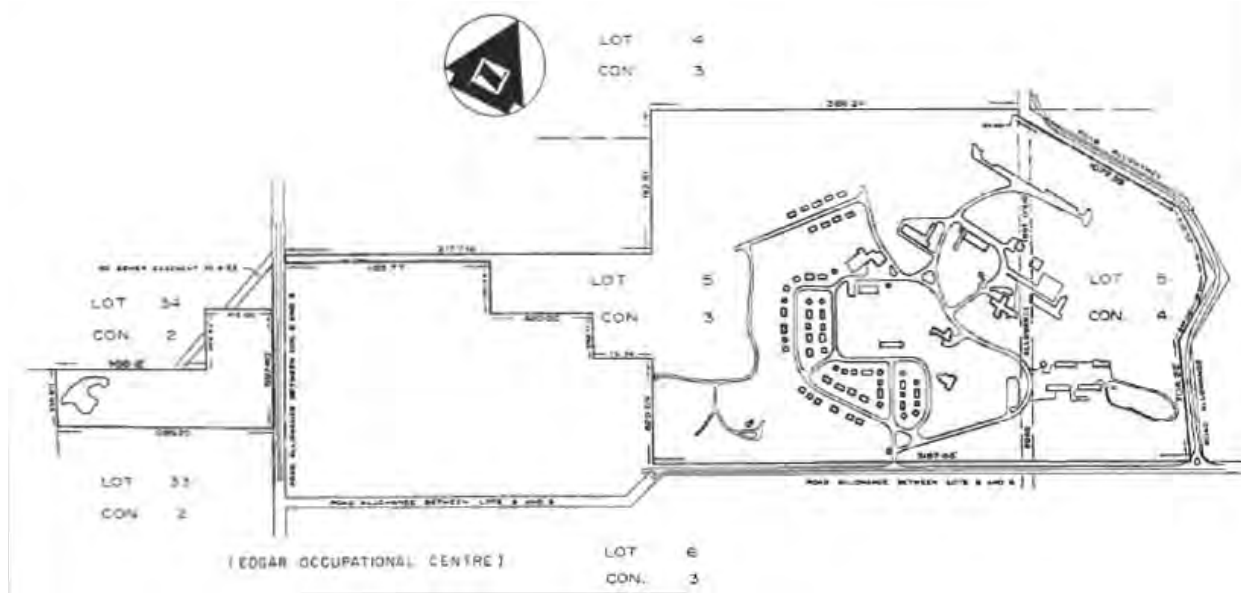
Société
immobilière
de l'Ontario



LOCATION

The property is located in the heart of Simcoe County at the corner of Bass Lake Road and County Road 57, only 16 km north east of Barrie, and 17 km south west of Orillia.

The site is easily accessible from Toronto, in just over one hour, via Hwy 400 to Hwy 11 to County Road 57.



PROPERTY

The property available consists of two properties with a combined acreage of 126.49 acres in the Township of Oro Medonte, Ontario, Canada. This site, known as the former Edgar Adult Occupational Centre (the "Property"), which is currently zoned Rural / Agricultural (RU/A), has the potential to be rezoned under Section 16 of the Township Official Plan EDGAR CENTRE SPECIAL POLICY AREA

The former Edgar Adult Occupational Centre is a very unique property offering exceptional opportunity for the right use. The property was originally developed in the 1950's as an air force radar station being one of the highest points in Simcoe County. It was later converted to a provincially run facility for rehabilitating mentally and physically challenged individuals. The property was at one time functioning as a self contained small town complete with 82 former dwellings, (detached and semi-detached dwellings), church, school, infirmary, recreation centre (including an indoor pool and bowling alley), vocational work shop buildings, food services building, 2 office buildings, multi resident (group home) buildings and service yard. The site was previously serviced by its own water and sewer system. which is no longer functioning. and 3 miles of roads averaging 20' wide.



OFFERING PROCESS

The timeline for the **Marketing Program** is provided below.

Stage Description of Process Date

1. Distribution of Confidential Information Memorandum (the "CIM"):
September 14, 2009)
2. Site Tour : September 29, 2009, 10 a.m. and 2 p.m. contact Agent
for details
3. Proposal Submission deadline: October 30, 2009

Buckingham Realty (Windsor) Ltd. 4573 Tecumseh Road East, Windsor, Ontario N8W 1K6 (the "Advisors") on behalf of the Ontario Realty Corporation (the "Vendor") invite interested parties to submit to the Vendor proposals no later than October 30, 2009 by 4:00 p.m. EST.



Cameron Paine
Broker

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Exclusive Agent For

