

\$2,195,000 - 9 James Street, Norfolk (simcoe)

MLS® #X12469462

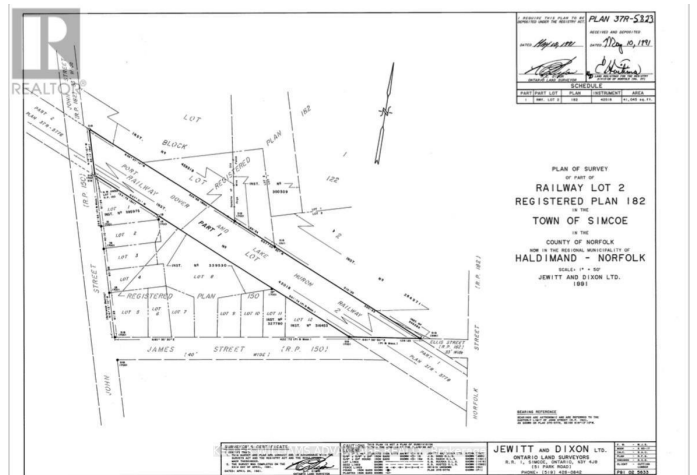
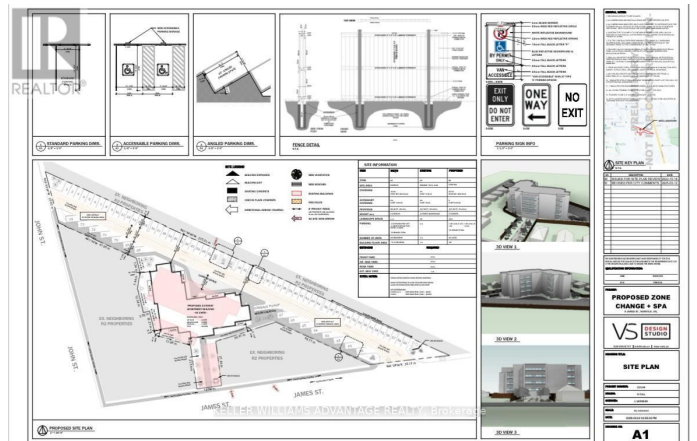
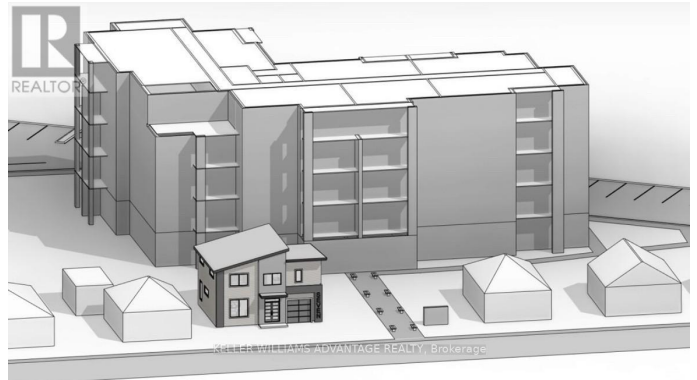
\$2,195,000

0 Bedroom, 0.00 Bathroom, 1 sqft

Vacant Land on 1.40 Acres

Simcoe, Norfolk (simcoe), Ontario

Prime development opportunity located in the heart of Simcoe, Norfolk County. 9 James Street is a cleared, shovel-ready 1.399 -acre parcel with designs for a 5-storey, 40-unit mid-rise apartment building. This site has been in the works for a proposed development. A Site Plan Agreement (SPA) is not yet approved, environmental studies including Phase I, II and, III are complete, and a Record of Site Condition (RSC) has been filed and acknowledged by the Ministry. Zoned R2 with site-specific approval, the property allows for high-density residential use. The current design includes 74 surface parking spaces and unit mix options that support rental strategies. The Norfolk County market continues to see strong rental demand with vacancy rates under 2.5 percent, making this a compelling opportunity for purpose-built rental or CMHC co-financed housing. This is one of the few mid-rise development sites available in Norfolk County. Perfect for Developers, investors, and affordable housing proponents. (id:6289)



Essential Information

Listing #	X12469462
Price	\$2,195,000
Bathrooms	0.00
Square Footage	1
Acres	1.40

Type Vacant Land

Community Information

Address 9 James Street
Subdivision Simcoe
City Norfolk (simcoe)
Province Ontario
Postal Code N3Y1E1

Amenities

Amenities Public Transit, Recreation
Features Irregular lot size

Listing Details

Listing Office KELLER WILLIAMS ADVANTAGE REALTY



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Listing information last updated on October 26th, 2025 at 3:16am PDT