

INDUSTRIAL LAND FOR SALE 5.4 ACRES (+/-2.36 ACRES DEVELOPABLE) OPEN STORAGE PERMITTED



GORAN BRELIH, SIOR

Executive Vice President, Broker 416.458.4264 goran.brelih@cushwake.com

DIANA MCKENNON

Sales Representative 647.400.9801 diana.mckennon@cushwake.com

Cushman & Wakefield ULC, Brokerage.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.



INDUSTRIAL LAND FOR SALE 5.4 ACRES (+/-2.36 ACRES DEVELOPABLE) OPEN STORAGE PERMITTED

LOCATION

Located on the east side of South Blair Street and north of Gerdau Court, Whitby, ON

SITE DESCRIPTION

The total lot area of approximately 2.18 hectares (5.4 acres) it is located on the east side of South Blair Street, north of Gerdau Court.

OFFERING PRICE

\$3,500,000.00

TAXES (2022)

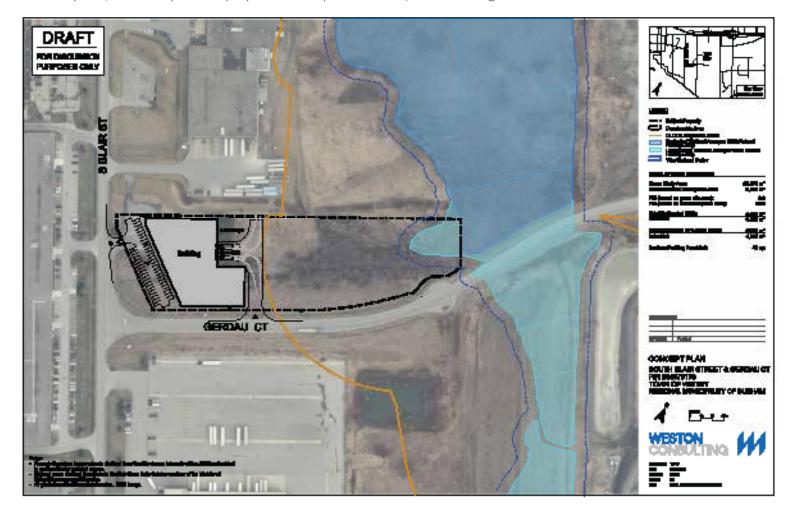
\$23,756.02

LEGAL DESCRIPTION

Part lot 24, broken front concession township of whitby, part 1, plan dr1120098, except parts 1 & 3, plan 40r28078 together with an easement over part 15, plan 40r20176 as in lt1002387 together with an easement over part 4, plan 40r24507 until the lands are dedicated as a public highway as in dr543897 Town of Whitby

DEVELOPMENT CONCEPT

The subject property is located within the CLOCA regulated area. Development concept assumes +/- 2.36 acres of the site is developable, the concept below proposes development of a 46,085 sf building.





INDUSTRIAL LAND FOR SALE 5.4 ACRES (+/-2.36 ACRES DEVELOPABLE) OPEN STORAGE PERMITTED

OFFICIAL PLAN

Region of Durham Official Plan Town of Whitby Official Plan Employment Area General Industrial

CENTRAL LAKE ONTARIO CONSERVATION AUTHORITY REGULATIONS

The subject property is located within the CLOCA regulated area, due to the presence of proximity to a Provincially Significant Wetland and drainage

ZONING

The Town of Whitby Zoning By-law 2585, zones the subject property as General Industrial – M3. The M3 zone permits residential uses, and a range of non-residential uses, including:

- Assembly plant
- Cartage express or truck transport terminal or yard
- Contractor's or tradesman's shop
- Dry-cleaning establishment
- Fabricating plant
- Laundry shop
- Manufacturing plant
- Parking lot
- Processing plant
- Public use in accordance with the provisions of Section 6(16) hereof;
- Retail outlet
- Wholesale outlet or an office accessory to a permitted use
- Service shop

- Storage area for boats and trailers
- Warehouse
- Concrete batching or mixing plant
- Contractor's yard
- Feed mill
- Flour mil
- Fuel storage supply yard
- Fuel storage tank
- Grain elevator
- Lumber yard
- Open storagePlanning mill

