



FOR SALE

Potential Industrial or Commercial Uses

Highway 138 At Highway 417, Township of North Stormont

The subject property consists of approximately 72 acres of land which was subdivided into seven individual lots (the yellow lots in the drawing on the next page) of various sizes a number of years ago but the associated roads were never built. The land is currently zoned for agricultural use and continues to be farmed.

FEATURES

- In the official plan, the land has an Employment District designation which allows for industrial and associated commercial uses. The Township has indicated that, dependent upon the specific proposed use, it would be supportive of a zoning change to permit such industrial or commercial use
- Approximately 72 acres of development land
- High visibility and exposure with easy access to property from Highway 138 and Highway 417.

Sale Price:

\$1,250,000.00



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Specifications

Total Acreage	Approximately 72 Acres
Legal Description	PLAN 353 BLK D E F G L M N.: PT BLK B LOTS 1 TO 27 AND 38.: TO 41 PLAN 354 BLK P R PT; .: BLK O LOTS 73 TO 75, 83 TO 91 AND 94 TO 102
Access	On HWY #138 at the southbound exit from Hwy #417.
Property Taxes (2018)	\$1,986.95
PIN#	1) #601150152 (26.88 acres) 2) #601150064 (12.49 acres) 3) #601150061 (0.84 acres) 4) #601150063 (3.83 acres) 5) #601150068 (9.98 acres) 6) #601150069 (6.95 acres) 7) #601150072 (10.78 acres)
Zoning	Ag – agricultural zone but a designation as an Employment District

Area Demographics (5KM)



Current Population
(2017)
696



Daytime Population
(2017)
535



Employment Population
(2017)
67%



Average Household Income
(2017)
\$80,792K



Total Households
(2017)
254

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