

460 DAVIS DRIVE

NEWMARKET | ONTARIO

FOR SALE

Asking Price:
\$3,650,000

Lot Area:
1.46 Acres



REZA RIVAN
Colliers International
Associate Vice President*
+1 647 405 7225
reza.rivan@colliers.com

SAM HALL
Colliers International
Senior Sales Representative
+1 416 620 2828
sam.hall@colliers.com

ARASH DOULATSHAHI
Royal LePage Commercial
Sales Representative
+1 416 822 6033
adoulat@royallepagecommercial.com



INVESTMENT HIGHLIGHTS



Numerous Amenities



Directly accross from
Newmarket GO Train Station



Easy Access to Highway 404



Close proximity to Southlake
Regional Health Centre



Surface Parking



Surrounded and supported by
a large residential community

SITE AREA 1.46 Acres

BUILDING AREA 1,833 SF (1,120 + 380 + 333)

OFFICIAL PLAN Urban Growth Centre and Corridore

ZONING MU-1/OS-2

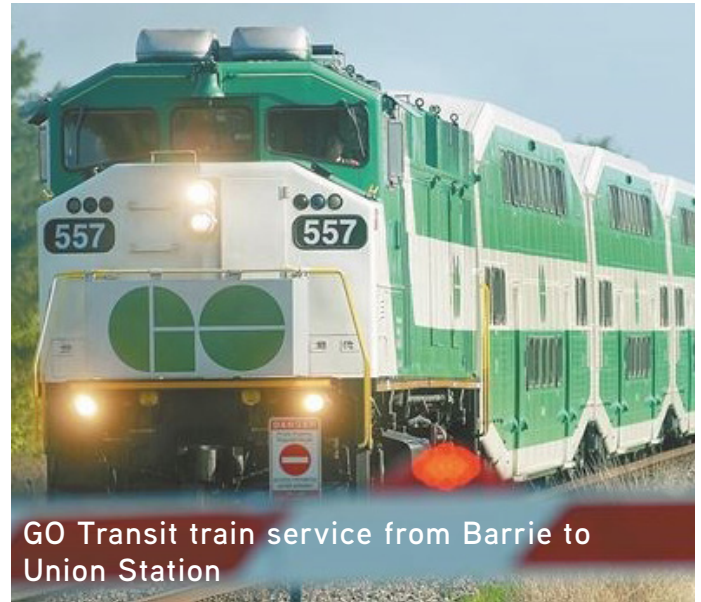
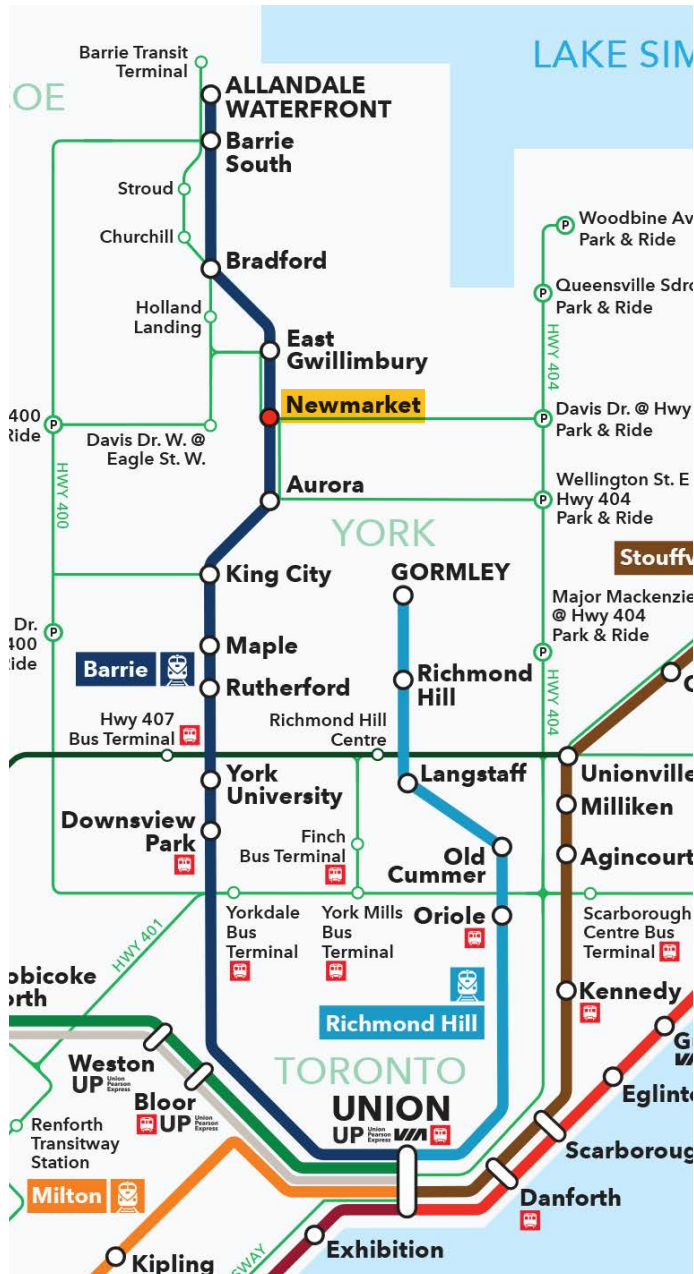
AREA HIGHLIGHTS

- Prime redevelopment opportunity in high exposure area
- Poised for continued growth with many proposed developments
- The population growth rate has surpassed the rates of Ontario and Canada, and is projected to continue to grow through 2026

**Option available to purchase
467 Ontario Street to
increase land size**

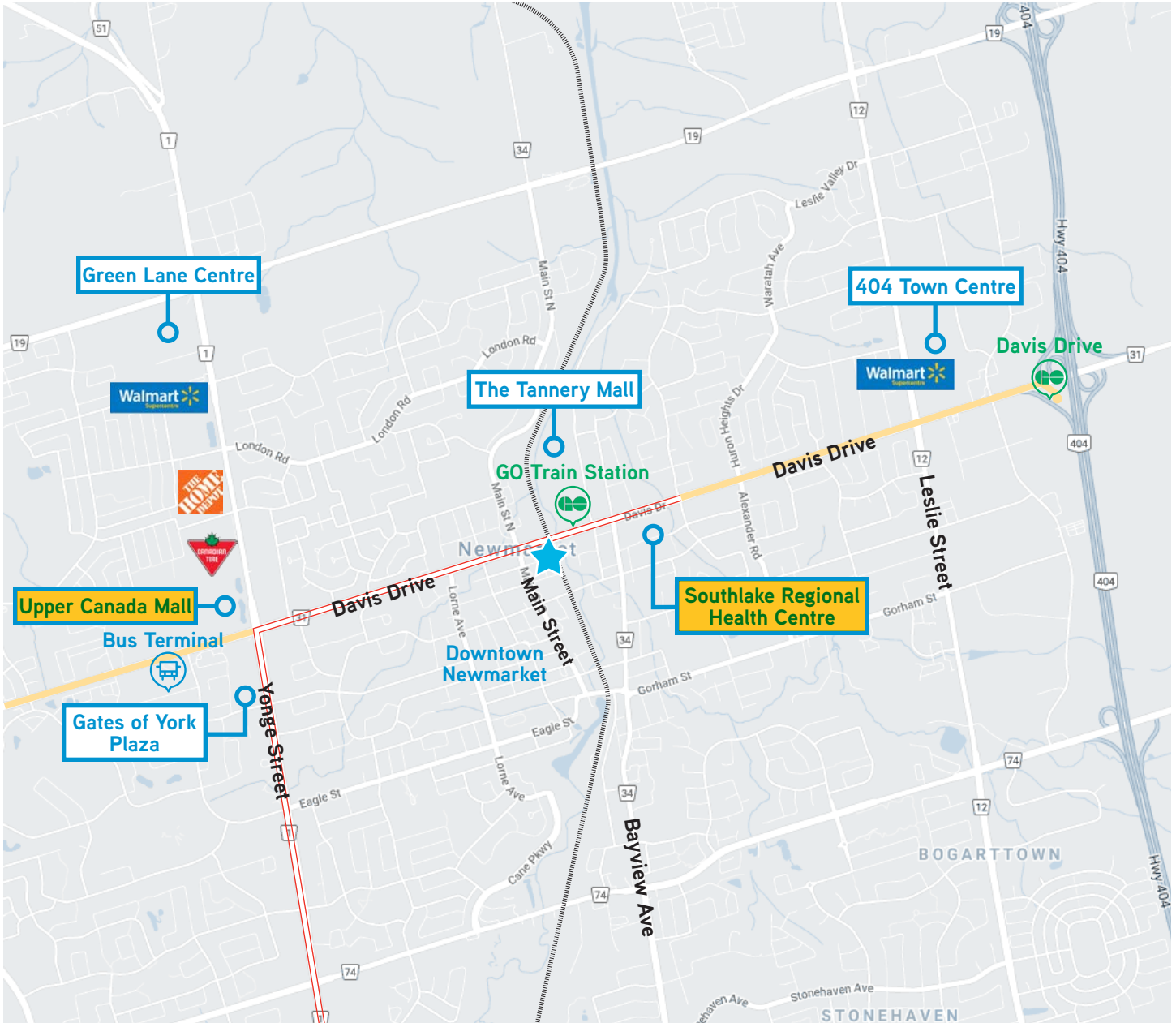


TRANSIT & CONNECTIVITY



- Bus services provided by GO Transit, York Region Transit (YRT) and VIVA with 5 vivastations along Davis Drive
- Newly constructed Davis Drive Rapidway is a dedicated bus rapid system that connects with YRT, VIVA and GO buses at the Newmarket Bus Terminal and GO trains and buses at the Newmarket GO Station
- GO train lines run from Barrie through Newmarket to Union Station and connect to Kitchener, Milton and Lakeshore lines
- Easy access to Highway 404 with 3 interchanges

AMENITIES MAP



POINTS OF INTEREST

Newmarket GO train station | 3 Minute Walk

The Tannery Mall | 3 Minute Walk

Downtown Newmarket | 6 Minute Walk

Southlake Regional Health Centre | 9 Minute Walk | 3 Minute Drive

Upper Canada Mall | 4 Minute Drive

404 Town Centre | 7 Minute Drive

Highway 404 Davis Drive on-ramp | 7 Minute Drive

Downtown Toronto | 45 Minute Drive

Toronto Pearson International Airport | 45 Minute Drive

LEGEND

- ★ Subject Property: 460 Davis Drive
- Transit in Mixed Traffic
- Dedicated Rapidway
- Train Tracks
- Highway 404

EXTERIOR PHOTOS

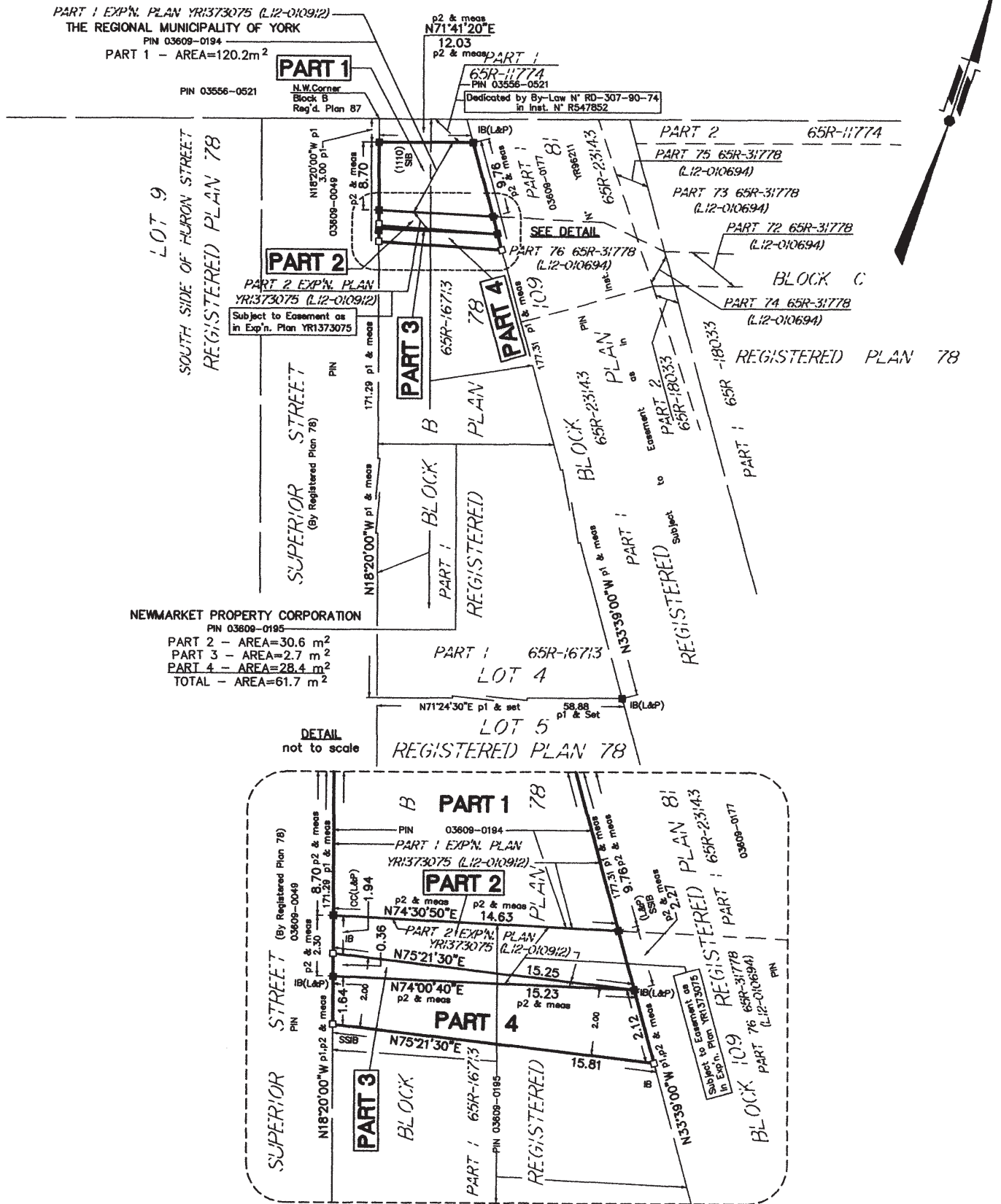


INTERIOR PHOTOS

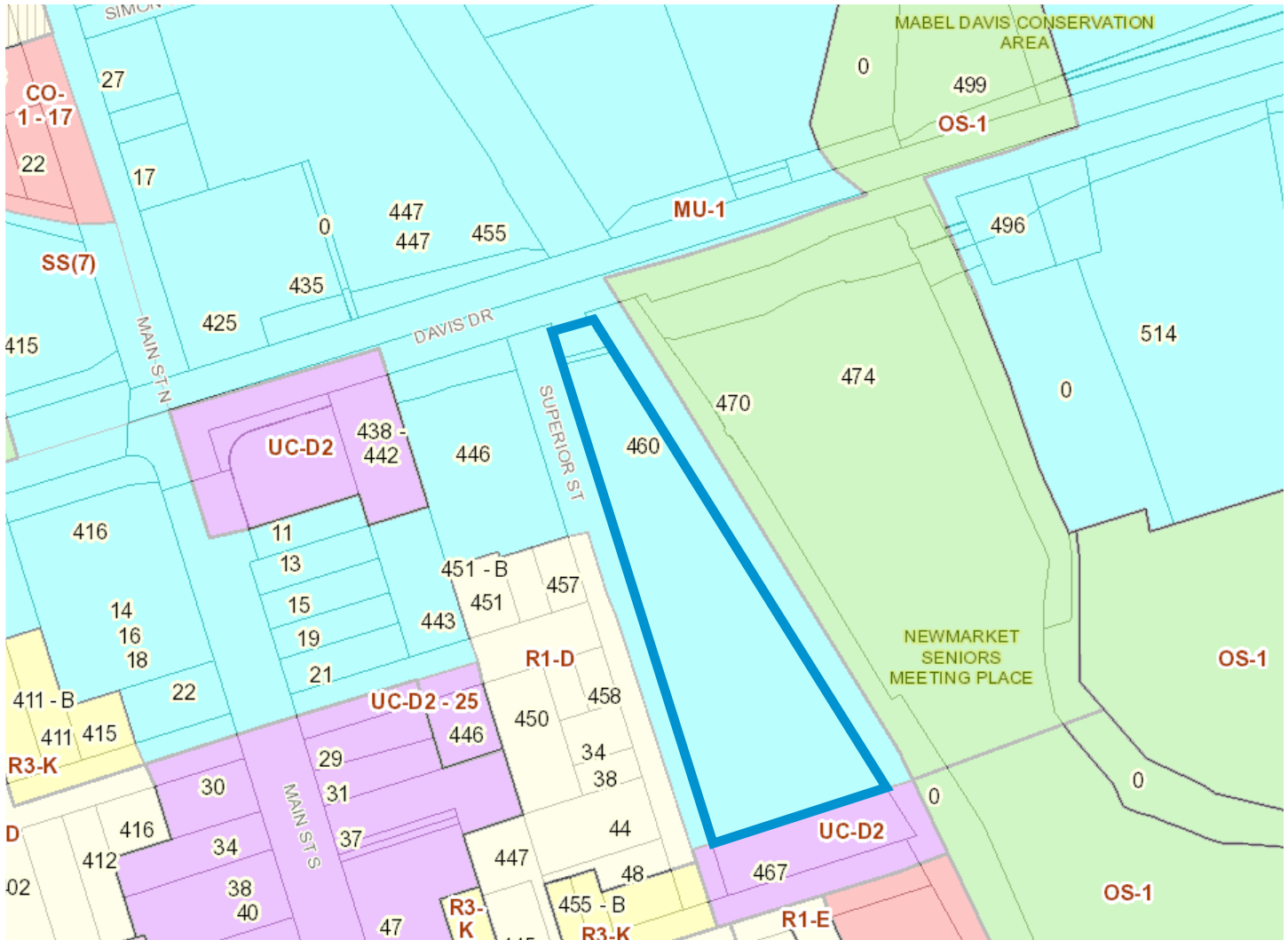


SURVEY

DAVIS DRIVE (By By-Law R-670-80-128 as in Inst. N° R261406) REGIONAL ROAD N° 31
ORIGINAL ROAD ALLOWANCE BETWEEN GEOGRAPHIC TOWNSHIPS OF WHITCHURCH AND EAST GWILLIMBURY



ZONING INFORMATION: MU-1



PERMITTED USES

Non-Residential Uses

- Art Gallery
- Automated Motor Vehicle Washing Establishment
- Banquet Facility
- Community Centre
- Commercial Recreation Centre
- Commercial School
- Child Care Centre
- Domestic Animal Care Facility
- Dry Cleaning Depot
- Elementary School
- Emergency Service Facility
- Financial Institution
- Funeral Home
- Garden Centre
- Home Occupation
- Hospital
- Hotel
- Institutional Day Centre
- Laundromat
- Library
- Local Shopping Centre
- Long Term Care Facility
- Manual Motor Vehicle Washing Establishment
- Medical Clinic/Medical/Dental Laboratory
- Micro-Industrial Use
- Motor Vehicle Rental Establishment
- Office
- Parking Garage
- Parking Lot
- Passenger Transportation Terminal
- Personal Service Shop
- Place of Worship
- Post Secondary School
- Private Club
- Restaurant
- Retail Store
- Retail Warehouse
- Secondary School P Service or Repair Shop
- Studio
- Veterinary Clinic

Residential Uses

- Apartment Building Dwelling
- Group Home
- Live Work Unit
- Mixed Use Building Dwelling
- Retirement Residence
- Special Needs Housing
- Stacked Townhouse Dwelling
- Townhouse Dwelling



TOTAL POPULATION

within 5km
99,571 People



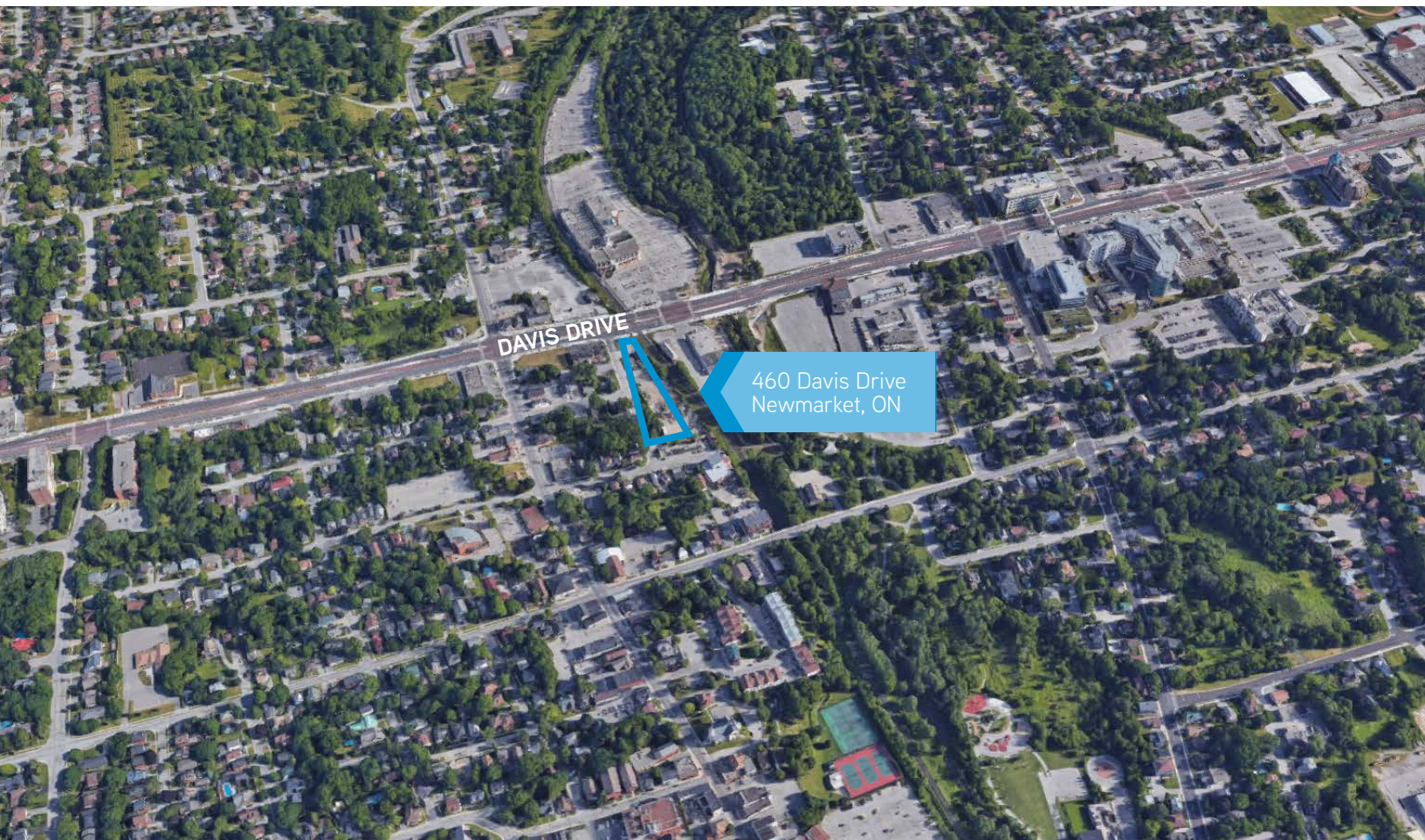
TOTAL HOUSEHOLDS

within 1km of Trade Area
3,541



LOCATION SUITABILITY

89%



FOR MORE INFORMATION, PLEASE CONTACT:

REZA RIVAN

Colliers International
Associate Vice President*
+1 647 405 7225
reza.rivan@colliers.com

SAM HALL

Colliers International
Senior Sales Representative
+1 416 620 2828
sam.hall@colliers.com

ARASH DOULATSHAHI

Royal LePage Commercial
Sales Representative
+1 416 822 6033
adoulat@royallepagecommercial.com



Colliers International
245 Yorkland Boulevard, Suite 200
Toronto, ON | M2J 4W9
+1 416 777 2200
collierscanada.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2020. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc.