

FOR SALE

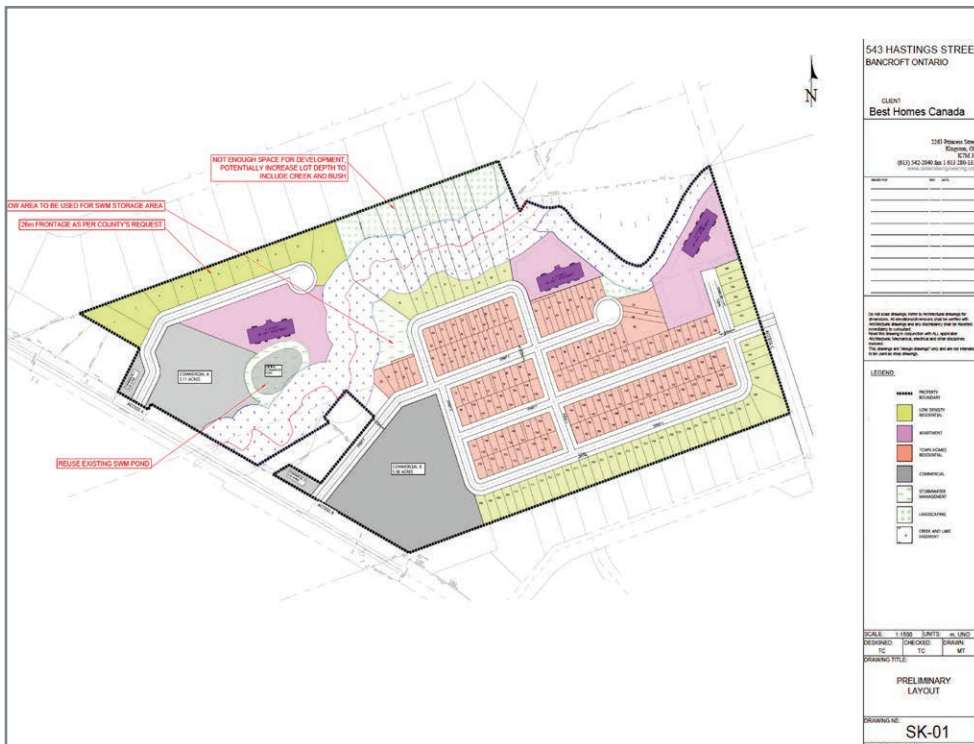


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MIXED USE DEVELOPMENT LAND



BANCROFT | 545 Hastings St. North - Ontario



MARKET INSIGHTS

Bancroft is located midway between Ottawa and Toronto and has a regional population of approx. 40,000. The town has over 4,100 residents and it is ideally located at the northern tip of Hastings County where it intersects Algonquin Park. The Town welcomes over 150,000 visitors annually.

ZONING

Offers Accepted Conditional On Draft Plan Approval. Draft Plan Proposed Commercial / Residential Mix Used Development.

OVERVIEW:

The subject property consists of just over 67 acres and was formerly operated as a Golf Course. The topography blends itself well for residential and commercial with residential development being enhanced by the natural topography and features to the site with 8.9 Acres of Commercial fronting the extension of Hastings Street North (the extension of Hwy 62) with nearby commercial occupants including Canadian Tire, Foodland, Tim Hortons and more. The proposed draft plan (site being sold conditional upon draft plan approval) consists of 64 single family lots, 184 townhome lots, and 144 multi family units. Existing Club House / Apartment on property. This is an ideal development opportunity.

**Draft Plan Proposed
8.9 acres com. / 392 residential**



**Asking Price
\$6,000,000.00**

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FOR SALE



DEVELOPMENT LAND



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Residential Development Overview

ZONING			
DWELLING TYPE	SINGLE DETACHED	FREEHOLD TOWNHOUSES	APARTMENTS
ZONE PROVISION	PROPOSED	PROPOSED	PROPOSED
MIN. LOT AREA	409.0m ²	870m ²	5572m ²
- DWELLING UNIT	-	200 m ²	-
MIN. LOT FRONTAGE	12m	23.728m	373.0m
-MIN DWELLING UNIT FRONTAGE		6.5m	
MIN. FRONT YARD	3.5m	3.5m	10.0m
MIN. EXTERIOR SIDE YARD	3.5m	3.5m	-
MIN. INTERIOR SIDE YARD	1.2m	1.2m	3.0m
MIN. REAR YARD	7.5m	7.5m	10.0m
UNITS	64	184	144
UNIT TOTAL	392		

Commercial Development Overview

Parcel A - 3.11 | Acres, Parcel B - 5.56 Acres | Parcel D 0.26 Acres

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Photo Date: 2013. NOT A PLAN OF SURVEY. Image © First Base Solutions Inc. & Teranet 2024. Boundary may not line up with aerial photo.

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DEVELOPMENT LAND



SALE INCLUDES CLUB HOUSE / APARTMENT

The subject property was a former golf course and as a result has natural topography and features that enhance the residential lifestyle offered by the development. The former club house and apartment are within the property being sold.



RE/MAX RISE Executives, Brokerage
- COMMERCIAL DIVISION -



Let's Talk Commercial Real Estate!



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