

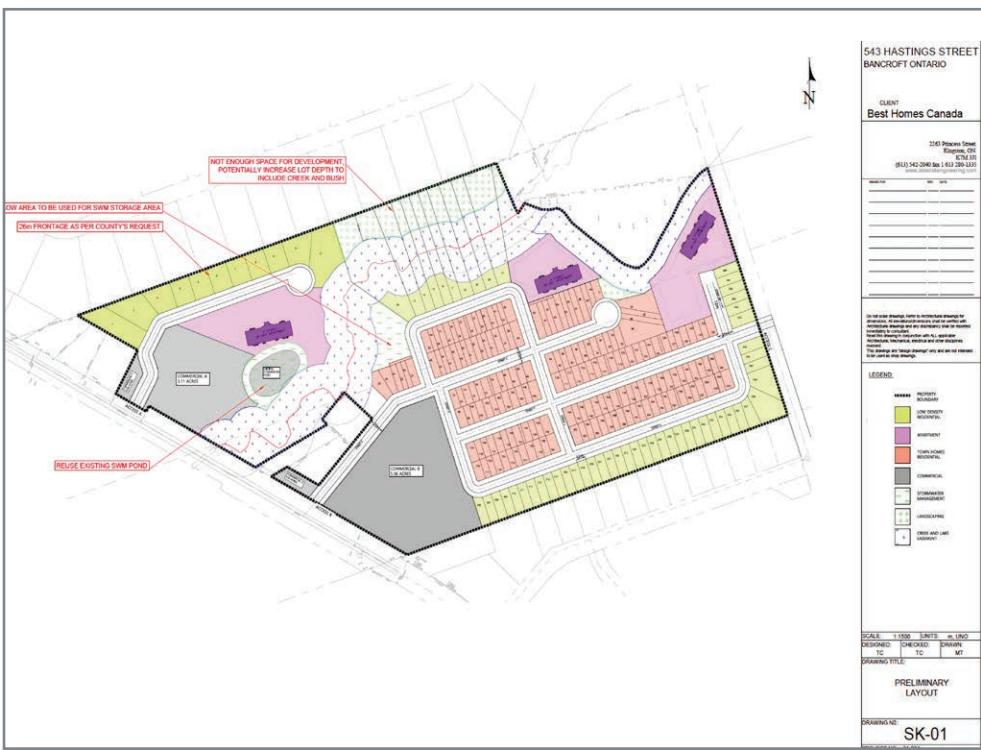
FOR SALE



MIXED USE DEVELOPMENT LAND



BANCROFT | 545 Hastings St. North - Ontario



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

RE/MAX
COMMERCIAL

Asking Price
\$6,000,000.00

RE/MAX RISE EXECUTIVES, BROKERAGE - COMMERCIAL DIVISION -

FOR SALE**DEVELOPMENT LAND****BANCROFT | 545 Hastings St. North - Ontario****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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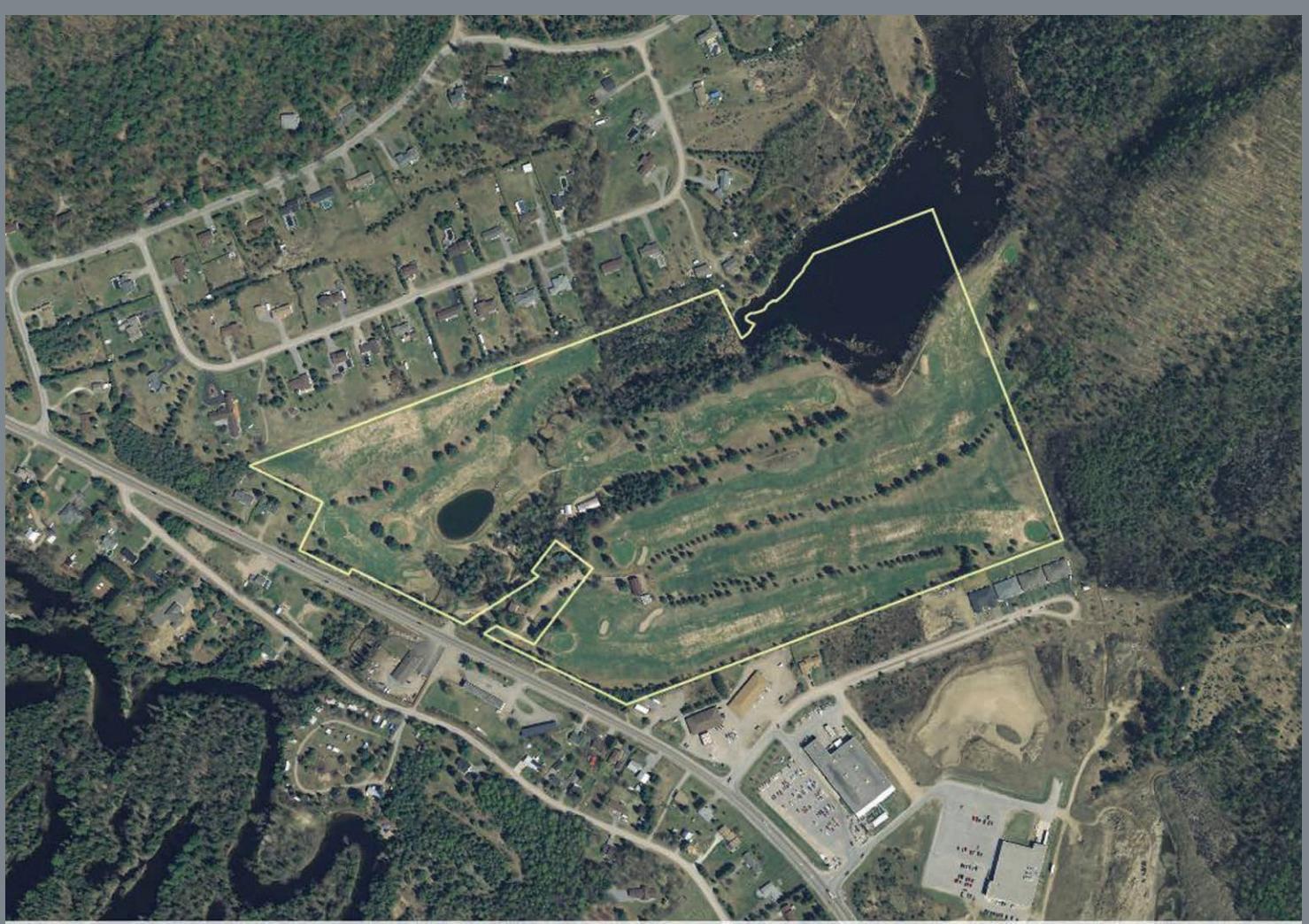


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DEVELOPMENT LAND



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CONTENT SUBJECT TO CHANGE AND INDEPENDENT VERIFICATION, PRIOR LEASE/SALE E. & O.E.



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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