

**AVISON
YOUNG**

Land For Sale



9.28 acres

1607 Baseline Road W Courtice, ON

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Platinum member

Land For Sale

1607 Baseline Rd W
Courtice, ON

Property Details

INTERSECTION	Baseline Rd & Trulls Rd
LOT SIZE	9.28 acres
ZONING	General Industrial (M2)
ASKING PRICE	Contact Listing Agent
TAXES (2023)	\$28,463.22

Highlights

- Industrial zoned land parcel in Durham
- Exceptional frontage on Highway 401 and Baseline Rd
- Zoning allows for a wide range of uses
- Outside storage permitted
- Over 1,200 ft of exposure on Highway 401 and 1,175 sf of exposure on Baseline Rd W
- Minutes from Highway 401, 35 / 115

East



South



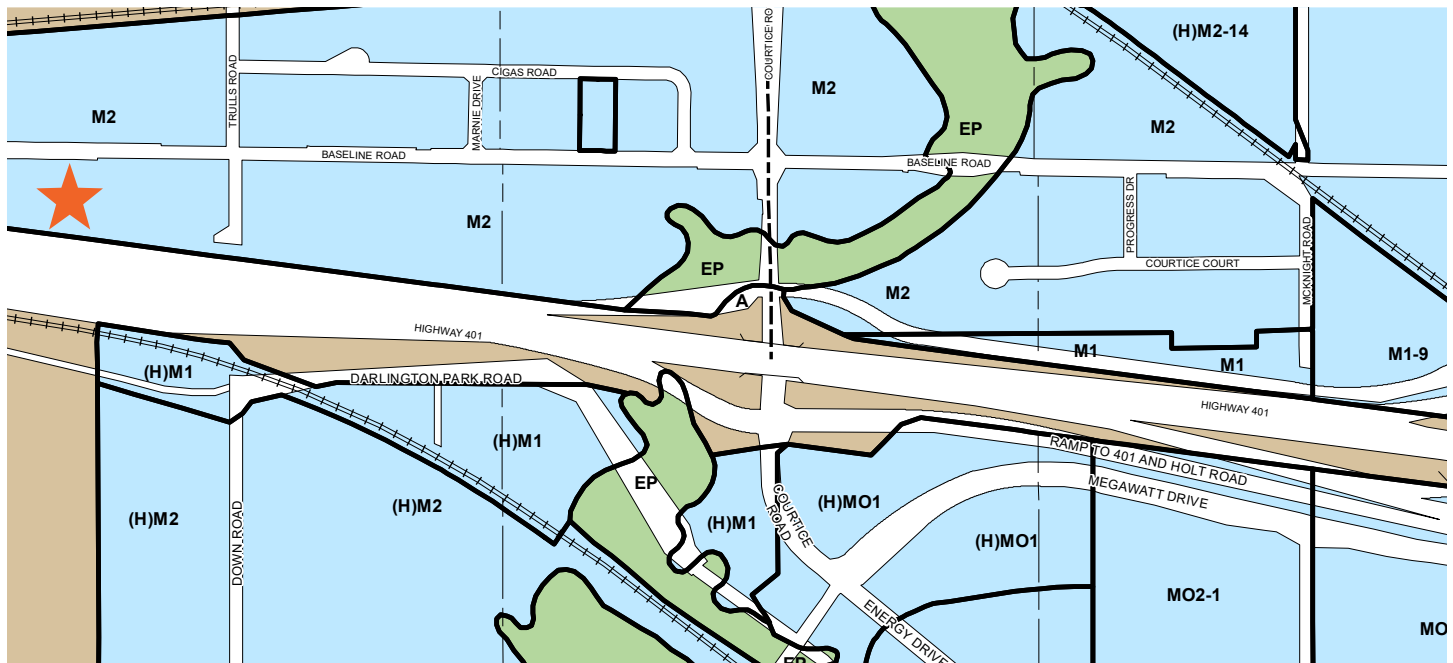
South West



West



The subject property is zoned General Industrial (M2)





Permitted Uses

- Bank or financial office
- Building supply and/or home improvement outlet within a wholly enclosed building or structure
- Business or professional office provided such use is accessory and incidental to a permitted use otherwise specified herein
- Eating establishment
- Eating establishment take-out
- **Equipment sales and rental, light & heavy***
- Commercial or technical school
- Dry light industry within a wholly enclosed building or structure
- Workshop within a wholly enclosed building or structure
- **Assembly, manufacturing, fabricating or processing plant within a wholly enclosed building or structure***
- Printing or publishing establishment
- **Warehouse for the storage of goods and materials within a wholly enclosed building or structure***
- Factory outlet
- Motor vehicle repair garage within a wholly enclosed building or structure
- Adult entertainment parlour within an eating establishment or tavern
- Tavern
- Private club
- Transport service establishment
- Feed mill or seed cleaning plant
- **Cartage or transport depot and yard***
- Farm implement and equipment sales and service establishment
- **Bulk storage tanks and related uses***
- **Motor vehicle body shop***
- **Motor vehicle repair garage***
- **Contractor's or tradesman's workshop and yard***
- **Outside storage of goods and materials where such use is accessory and incidental to a permitted use***
- Storage area for boats and trailers
- **Precast concrete products or prefabricated wood products manufacturing and fabricating plant***
- Auction room

*Highest and best uses



Durham Regional & GO Transit

-  91 Newcastle / Oshawa Express GO
-  902B King

Drive Times

- 7 Minutes** to Highway 401 (6.6 km)
- 9 Minutes** to Highway 418 (7.8 km)
- 16 Minutes** to Oshawa Airport (14.5 km)
- 45 Minutes** to Downtown Toronto (68.6 km)
- 55 Minutes** to Pearson Airport (75.6 km)

**For more information,
please contact**

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