

For Sale

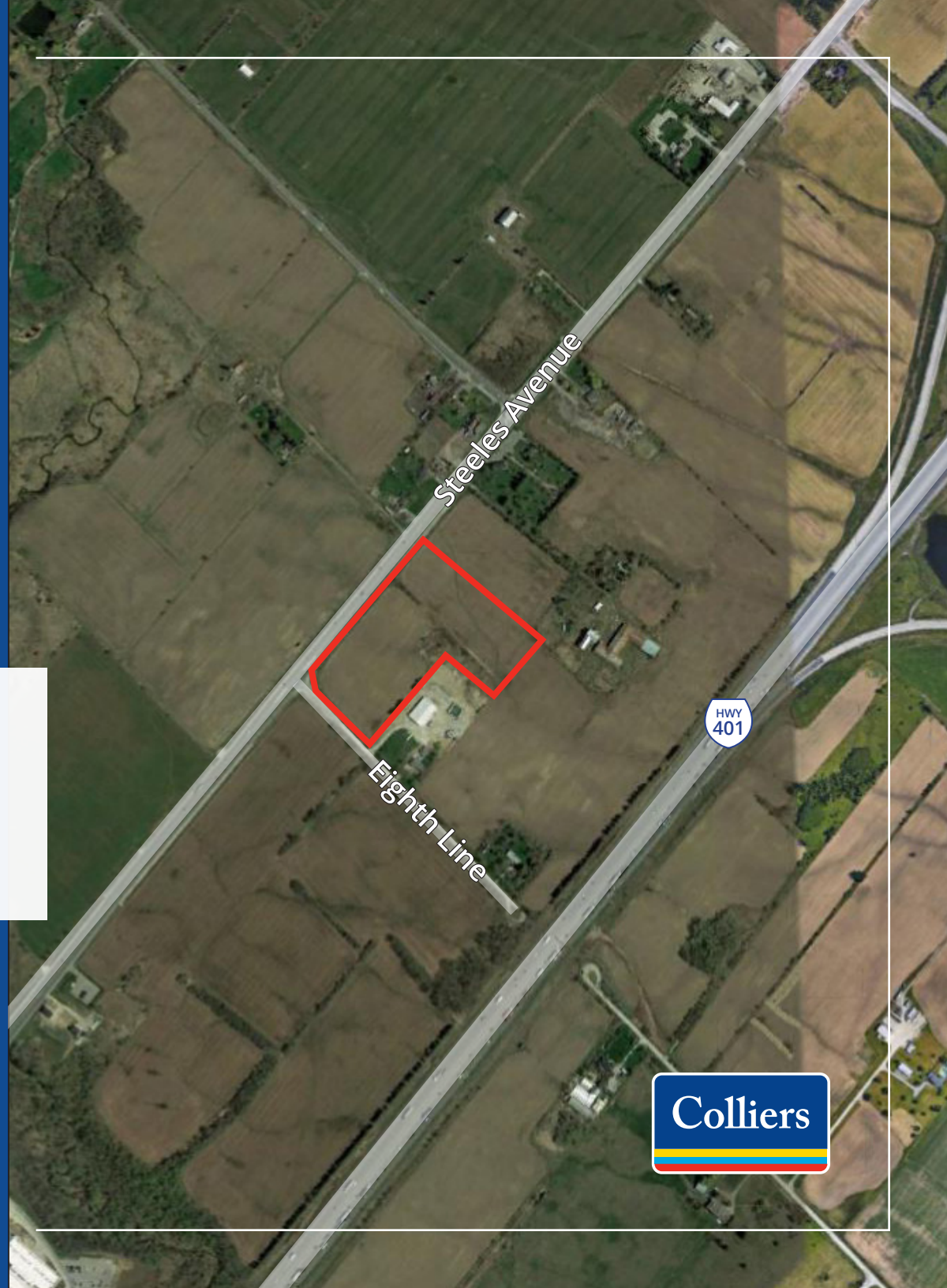
Investment Opportunity

±12.92 Acres
in Halton Hills

NA, Eighth Line, Halton Hills, ON

Darius Trohak*
Senior Vice President
+ 1 416 620 2821
darius.trohak@colliers.com

Accelerating success.



N/A Eighth Line, Halton Hills, ON | **For Sale**

\$2,975,000

Price Per Acre

Summary

Site is located less than 1km from Toronto Premium Outlet Mall on a prime corner with exposure to Eighth Line & Steeles Avenue offering great exposure and accessibility.

Zoning is M7 (H), prestige industrial which permits many uses. Development and servicing nearby. Quick & easy access to Highways 401 & 407.

Vendor is willing to consider a VTB to a qualified buyer.

Civic Address:	N/A Eighth Line, Halton Hills
Legal Plan:	TRAFALGAR CON 9 NS PT LOT 15 RP 20R9564 PT PART 2
Site Area:	+/- 12.92 acres
Zoning:	Industrial M7 (H) Prestige Industrial (Holding).
Taxes:	\$2,107.63 Annual (2022)
Cross Streets:	South East corner Steeles Ave & Eighth Line

Property Highlights & Characteristics

Strengths:

- Within Halton Hills 401 corridor study area
- Minimal competing product
- Zoning permits many uses
- Less than 1km from Toronto Premium Outlet Mall
- Development and servicing nearby
- Good access to Highways 401 & 407
- Site is considered to be a prime corner – great exposure & access



N/A Eighth Line, Halton Hills, ON | **For Sale**

\$2,975,000

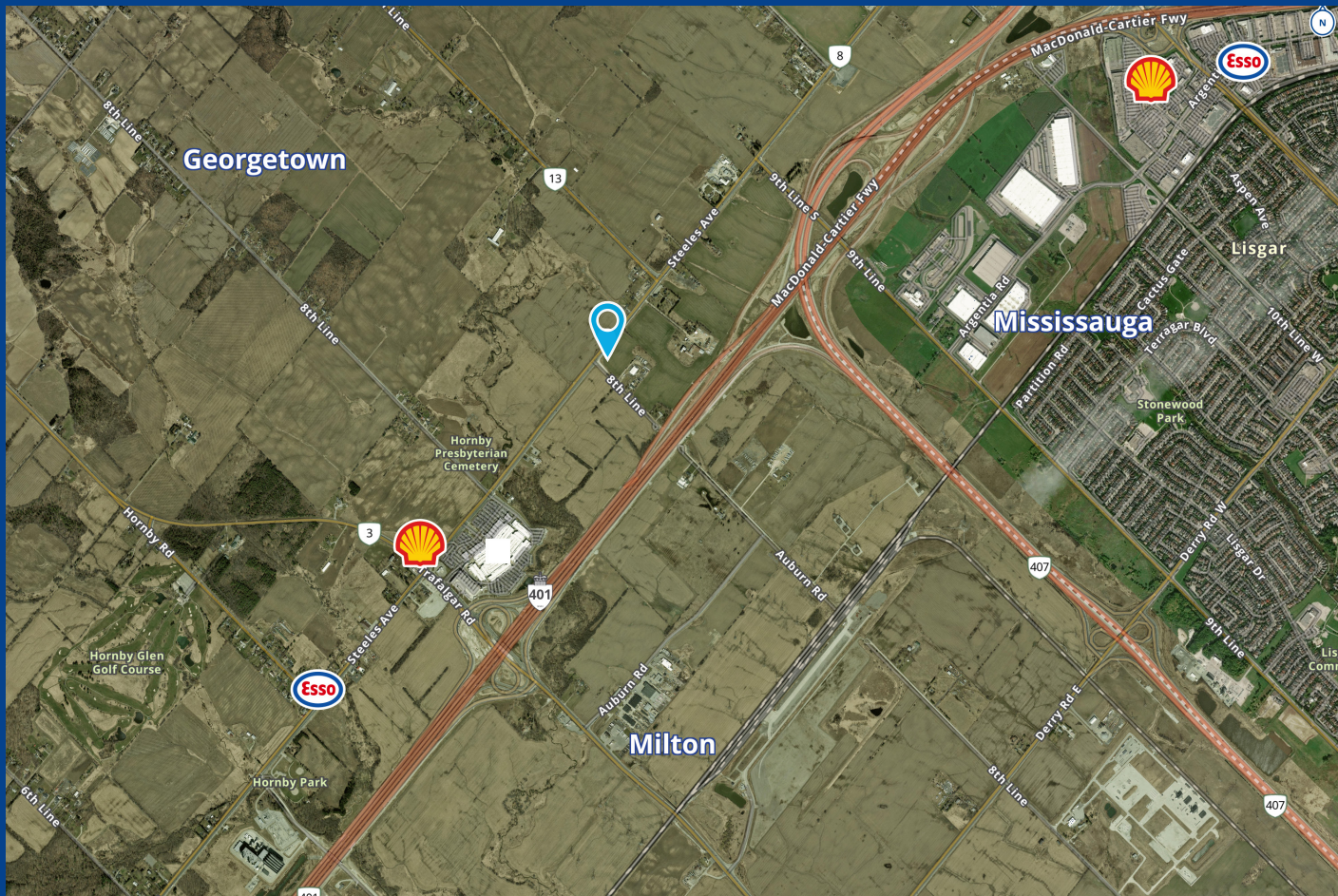
Price Per Acre

(H) M7 Holding Prestige Industrial

Permitted Uses:

7.5.1 401 Corridor Prestige Industrial (M7) Zone

- Accessory uses, building and structures
- Accessory retail store
- Banquet hall
- Business and professional office
- Cannabis analytical testing facility within an enclosed single - premise building
- Cannabis cultivation - indoor within a single - premise building
- Cannabis drug production facility within an enclosed single - premise building
- Cannabis processing facility within an enclosed single - premise building
- Cannabis research facility within an enclosed single - premise building
- Catering service
- Commercial or trade school
- Computer, electronics or data processing establishment
- Convenience store
- Exhibition and conference facility
- Financial institution
- Industrial mall
- Industrial use, conducted wholly within an enclosed building
- Manufacturing use, conducted wholly within an enclosed building
- Medical offices
- Nursery school
- Personal service store
- Photographers studio
- Post secondary education institution
- Printing or photocopy establishment
- Private park
- Private club
- Public park
- Research use, conducted wholly within an enclosed building excluding those that produce biomedical wastes
- Restaurant and Convenience Restaurant
- Service station with or without an automatic car wash
- Telecommunication services
- Uses legally existing at the date of adoption of this By-Law and expansions or alterations thereto which confirm to the By-Law
- Warehouse use, conducted wholly within an enclosed building
- Wholesale use, conducted wholly within an enclosed building



Darius Trohak*

Senior Vice President
+1 416 620 2821
darius.trohak@colliers.com

Colliers Canada

401 The West Mall, Suite 800
Etobicoke, ON, M9C 5J5
+1 416 777 2200

collierscanada.com

Copyright © 2022 Colliers International. This document 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). *Sales Representative