

**For Sale: ±16.73 Acres**

**INDUSTRIAL OUTSIDE STORAGE LAND WITH FUTURE RESIDENTIAL DEVELOPMENT POTENTIAL**  
(1-10 acres also for lease [click here](#))



**#501**  
M.2

**#443**

**#505**  
M.2

**Also For Sale:**  
[Click Here](#)

**501 & 505 Main Street W.**  
**Shelburne, ON**

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501 Main Street W.  
Shelburne, ON

# The Site

This approximately 16.73 acre site is located at the west end of Shelburne, within the town limits, on the south side of Highway 89 which is also known as Main Street. The site represents an unusual opportunity to purchase what is currently industrial land and have the potential to convert it to residential land in the near or far future. In the meantime, the land can be used for most industrial purposes associated with M2 zoning.

+/-12 acres of the site is currently zoned Industrial M2 and allows a variety of industrial uses. A four acre parcel at the south end of the property is zoned ‘Natural Environment’. The site is fairly flat and has roadways through it allowing easy access. There are several industrial buildings that will be left onsite. The largest is about 7,500 square feet and the smallest about 1,000 sq ft. The site is roughly rectangular with a roadway extending out to Main Street / Hwy 89.

443 Main Street West is also currently for sale - [CLICK HERE FOR BROCHURE](#) - this is an 8,500 sq ft single storey building on two acres - fenced and gravelled. It abutts the 16.73 acre site for sale.

The Official Plan designates the subject as ‘ Residential ‘ and ‘Natural Environment’. The land is part way through a rezoning application to change the land use to Residential. A first submission has been made, and the Town of Shelburne has responded with comments. The next step in this process is for an owner to make a second submission if they wish to complete the rezoning to residential.

The seller will require a condition to place an easement on the roadway leading to Hwy 89 / Main Street - to provide access to 443 Main Street West.

The proposed rezoning to residential calls for 107 housing units in the most recent update. Details of this draft plan, the first submission documents submitted to the Town of Shelburne and the Town of Shelburne response, can be found after signing a Non Disclosure / Confidentiality Agreement which can be accessed by [clicking here](#).



## 501 & 505 Main Street West - Site Overview

Zoning	M2 - General Industrial, NE (Natural Environment)
Official Plan	Residential
Total Area	16.73 Acres
Pin	341320017 & 341320016



501 Main Street W.  
Shelburne, ON

- Orangeville - 20 km
- Brampton - 58 km
- Hwy 400 - 66 km
- Alliston - 30 km
- Hwy 407 - 67 km
- Proposed Hwy 413 - 46 km





501 Main Street W.  
Shelburne, ON

The Site



Approximately 7,500 SF



Approximately 1,000 SF

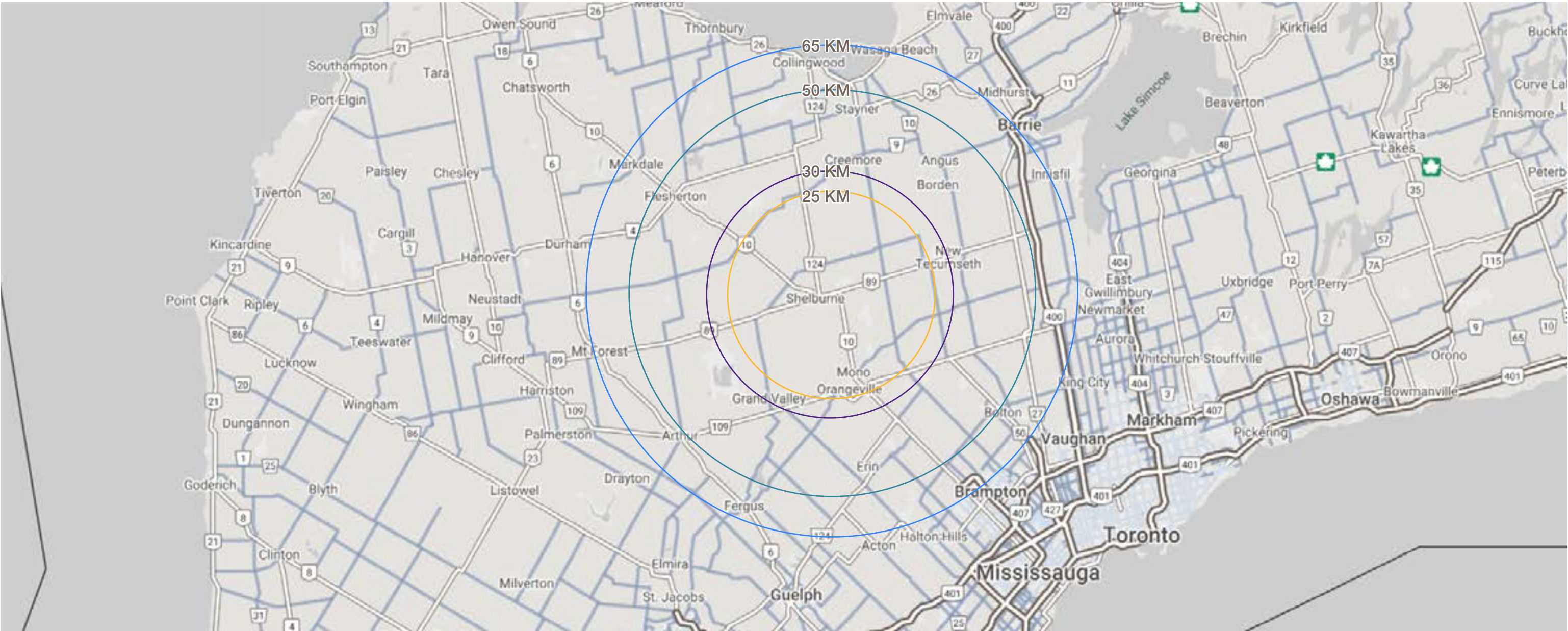




501 Main Street W.  
Shelburne, ON

# Location Map

- Dundalk, 21 KM
- Alliston, 28 KM
- Hwy 400, 46 KM
- Brampton, 62 KM
- Orangeville, 24 KM
- Caledon Village, 46 KM
- Proposed Hwy 413, 46 KM







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