

FOR SALE



Property outlines are approximate and may not accurately depict actual property boundaries.

Residential Development Land For Sale

8 & 9

LLOYD STREET
BRANTFORD, ONTARIO

WHITNEY
Commercial Real Estate Services

RESIDENTIAL DEVELOPMENT LAND FOR SALE

Exceptional opportunity to develop a series of stacked townhomes in a rapidly growing area of Brantford. This prime property is conveniently located near schools, parks, trails and grocery stores. The seller has already engaged a planner and received zoning approval from the City of Brantford. A comprehensive list of due diligence has been completed, including, but not limited to, a draft plan of development, zoning approvals, archaeological studies, and an environmental Phase 1 Report.

8 Lloyd St (1.774 Acres) shall be sold in conjunction with 9 Lloyd St. (2.481 Acres) totalling 4.255 Acres.

8 LLOYD ST | 1.774 Acres

9 LLOYD ST | 2.481 Acres

8 & 9 LLOYD ST | 4.255 Total Acres

ASKING PRICE | \$2,450,000

TAXES | To Be Assessed (2024)

ZONING | R4A-49 / OS3



COLBORNE ST E

LOCKES RD

LLOYD ST

RESIDENTIAL DEVELOPMENT
LAND
4.255 Acres

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PERMITTED USES

- Double Duplex Dwellings
- Fourplex Dwellings
- Block Townhouse Dwellings
- Street Townhouse Dwellings
- Homes for the Aged
- Bed & Breakfast Establishments
- Day Nurseries
- Retirement Homes
- Nursing Homes
- Group Homes
- Mini-Group Homes
- Home Occupations
- Accessory Uses, Buildings and Structures



Close Proximity to
Highway 2

R4A-49 / OS3

Zoning

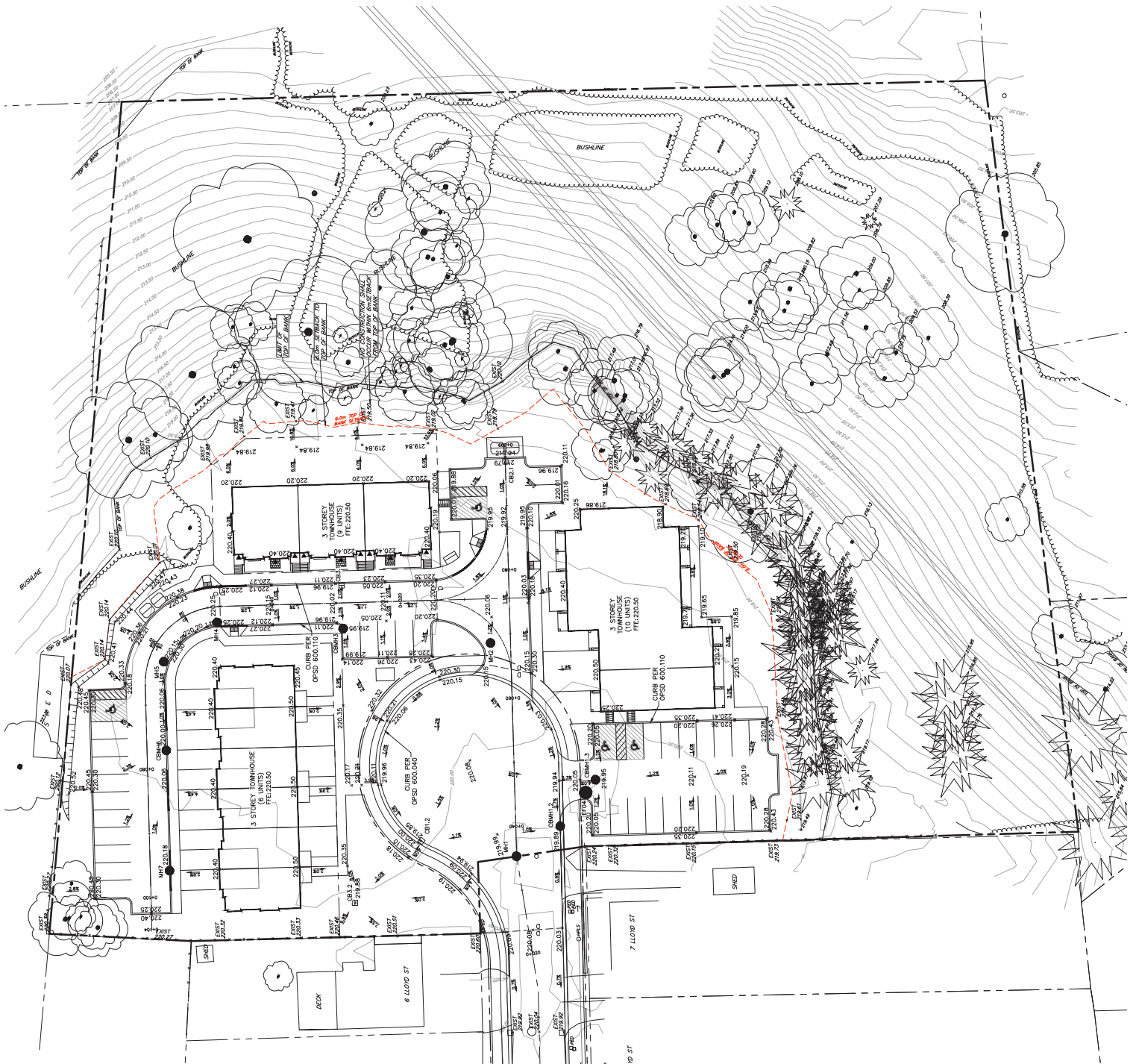


1.774 + 2.481
(4.255 Total Acres)



25 Proposed
Units

SITE DRAWINGS



DATA ROOM INFORMATION

(Will be provided upon signature of the Confidentiality Agreement)

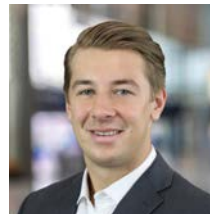
- City of Brantford Zoning Bylaw Amendment
- Re-Zoning Application Approval (January 25th, 2022 in Force)
- As Built Drawings
- Draft Plan of Condominium
- Stage 1, 2, 3 and 4 Archaeological Assessment Report
- Hydraulic Modelling Analysis
- Environmental Impact Study
- Geotechnical Investigation Report
- Storm Water Management Report
- Urban Design Brief
- Planning Justification Reports
- Survey
- 2023 and 2024 Taxes
- GRCA Mapping
- Phase 1 Environmental Report



For more information contact:



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**Broker *Sales Representative