

FOR SALE: WATERFRONT RESIDENTIAL DEVELOPMENT LAND

467, 469 & 471 Maple Avenue | GRIMSBY, ONTARIO


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Forty Mile Creek

Forty Mile Creek Park 

Grimsby 1812
Bicentennial Peace... 

Port of
Grimsby

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\$7,899,000

LAKECOURT MARINE | GRIMSBY, ON

THE OPPORTUNITY

Lakecourt Marine, located in the heart of historic Grimsby on Lake Ontario, offers an excellent opportunity for an investor/developer to develop waterfront residential with a marina on ± 4.6 acres of lake front land. The land directly adjacent to the south was recently developed with luxury townhomes known as Mariner Bay Estates. Adjacent to the west is a proposed, site-plan approved 5-storey, 25-unit luxury condominium building development known as Mariner's Point at the Grimsby Marina by Gatta Homes, the first of 3 phases.

PROPERTY HIGHLIGHTS

Municipal Address	471, 469, & 467 Maple Avenue, Grimsby
Land Area	± 4.6 acres (as per GEOWarehouse)
Approximate Useable Area	± 2.3 acres (subject to site plan approval)
Property Taxes (2020)	467 Maple \$5,220.50; 469 Maple \$2,786.61; 471 Maple \$26,580.33
Zoning	Marine Commercial (MC) & Residential Detached 2 (RD2)
Official Plan	Marine Commercial Area
Plans & Surveys	Phase I Environmental; No Site Plan; No Geotechnical
Services	Full services in immediate area; engineer studies not undertaken.
Financing	Purchaser to Arrange

- Well positioned on prime lakefront, in the heart of historic Grimsby - a town possessing a strong heritage community.
- Rare opportunity to acquire waterfront land with development potential.
- Surrounded by new luxury residential.
- Possibility to backfill some slips for additional development land, subject to professional review.



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\$4.1 B

Annual revenue

2B

Square feet managed

17,000+

professionals

\$51 B

Assets under management

64

Countries we operate in

53,000

lease/sales transactions

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*Statistics are for year-end 2021 and in U.S. dollars. Number of countries include affiliates.

*Sales Representative **Broker ***Broker of Record

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