

FOR SALE

10 ACRES

2015 ALLANPORT ROAD

RE/MAX

COMMERCIAL®



ALASTAIR BIRT
SALES REPRESENTATIVE
905.380.4393
ALASTAIRBIRTREALTY@GMAIL.COM

RE/MAX

COMMERCIAL®

LOCATION	2015 ALLANPORT ROAD
TOTAL SIZE	10 ACRES
ASKING PRICE	\$1,950,000
POSESSION	FLEXIBLE
LOT DIMENSIONS	345.94 X 1,259.33 FT
ZONING	M4 - RURAL INDUSTRIAL

NOTES/COMMENTS

- SERVICES AT ROAD (NO MUNICIPALE WATER)
- PHASE 1 ENVIRONMENTAL COMPLETED MARCH 2022
- SURVEY COMPLETED FEBRUARY 2021



PLAN SSR-16 890
REGISTERED AND RECORDED

DATE: JANUARY 2021
DATE OF SURVEY: 2021

METRIC
ALL DIMENSIONS ARE IN METERS AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED. THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE METRIC SYSTEM ACT (R.S.O. 1990, CHAPTER 12) AND THE METRIC REGULATIONS (R.S.O. 1990, CHAPTER 12/01).

SCHEDULE	PLAN	PN	AREA
1	PART OF 12	INDEX PLAN 64059-025 (LT)	4868.8 m ²

**PLAN OF SURVEY OF
PART OF UNIT 12
INDEX PLAN D-5
NOW IN THE
CITY OF THOROLD
REGIONAL MUNICIPALITY OF NIAGARA**



GEOWERRA (ON) LTD.
LAND SURVEYORS
2021

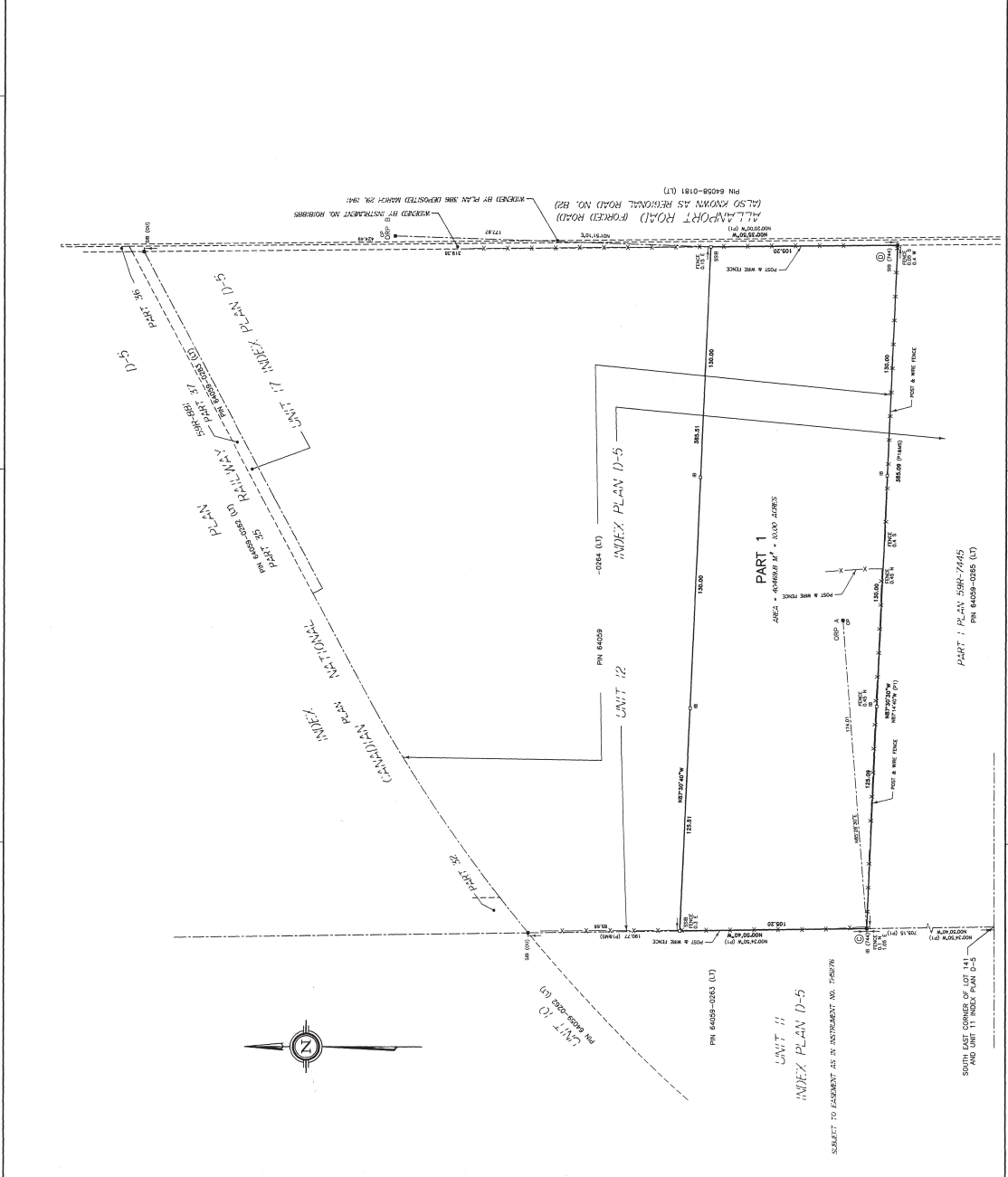
NOTE
THIS SURVEY WAS CONDUCTED USING THE NETWORK (GN) OBSERVATION WITH ZONE 18, NAD83. ALL DIMENSIONS ARE SHOWN IN METERS AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED. THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE METRIC SYSTEM ACT (R.S.O. 1990, CHAPTER 12) AND THE METRIC REGULATIONS (R.S.O. 1990, CHAPTER 12/01).

COMP #	COMP #	AREA	AREA
1	4796951.027	329238.823	329238.823
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96	4796951.027	329238.823	329238.823
97	4796951.027	329238.823	329238.823
98	4796951.027	329238.823	329238.823
99	4796951.027	329238.823	329238.823
100	4796951.027	329238.823	329238.823

LEGEND
 SURVEY MONUMENT PLANTS
 CONCRETE
 IRON
 BRASS
 ALUMINUM
 COPPER
 STEEL
 WOOD
 PLASTIC
 GLASS
 METAL
 OTHER

SURVEYOR'S CERTIFICATE
 I, GEOWERRA (ON) LTD., SURVEYORS, DO HEREBY CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE METRIC SYSTEM ACT (R.S.O. 1990, CHAPTER 12) AND THE METRIC REGULATIONS (R.S.O. 1990, CHAPTER 12/01). THE SURVEY WAS COMPLETED ON THE 20th DAY OF JANUARY, 2021.

GeoVerra (ON) Ltd.
 21-0000-00-R-01
 154 BROADVIEW AVE. TORONTO, ONT. M5E 1B4
 TEL: 416-467-1111 FAX: 416-467-1112
 WWW.GEOVERRA.COM



ALASTAIR BIRT
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RE/MAX ESCARPMENT
 REALTY INC., BROKERAGE
 INDEPENDENTLY OWNED & OPERATED

RE/MAX
 COMMERCIAL

PERMITTED USES

M4 (RURAL INDUSTRIAL)

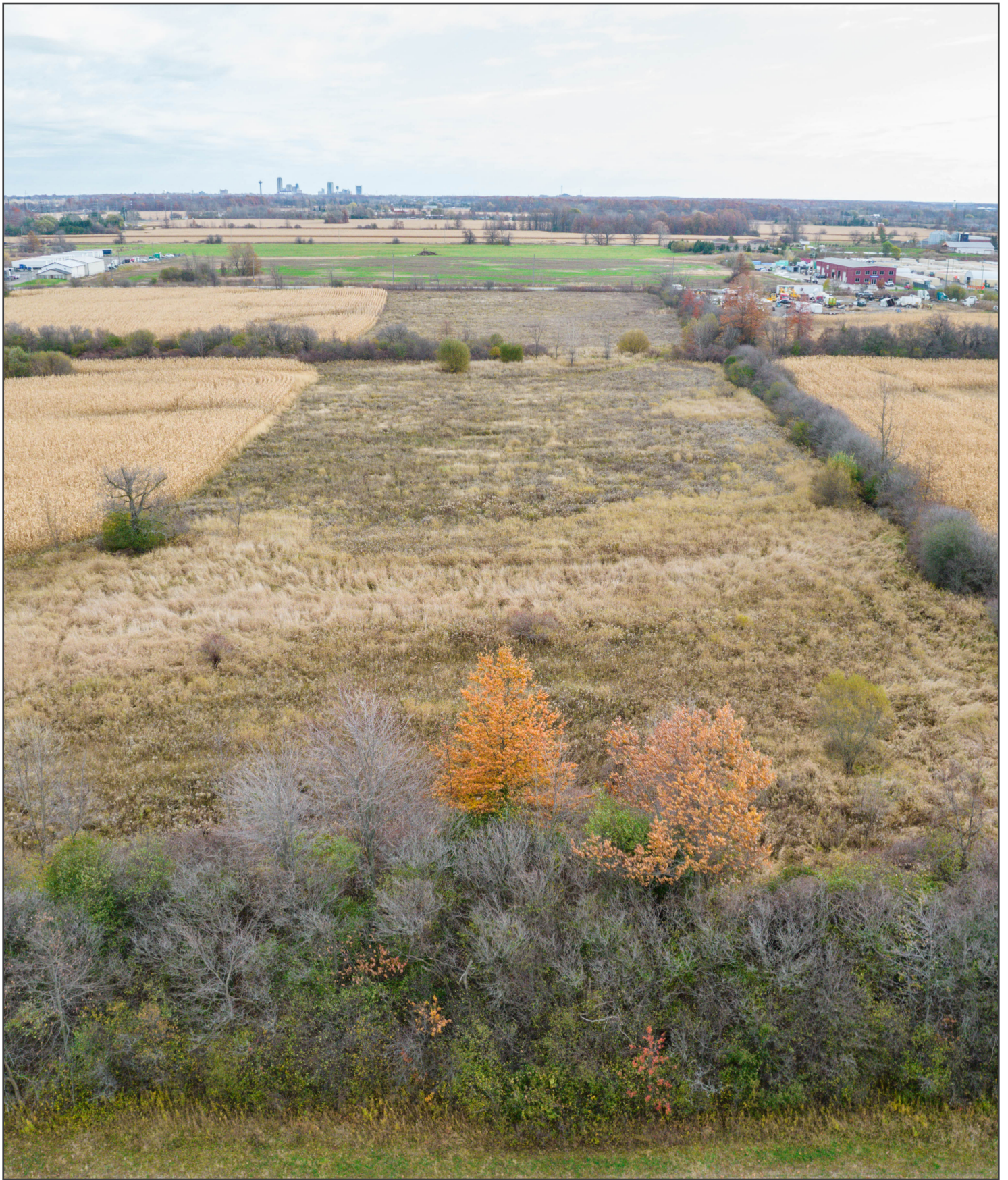
- HEAVY MANUFACTURING ESTABLISHMENT
- HEAVY SERVICE SHOP
- INDUSTRIAL MALL
- INDUSTRIAL USE
- LICENSED MARIJUANA PRODUCTION FACILITY
- LIGHT EQUIPMENT/ MACHINERY RENTAL ESTABLISHMENT
- LIGHT MANUFACTURING ESTABLISHMENT
- LIGHT SERVICE SHOP
- MOTOR VEHICLE RECYCLING
- MOTOR VEHICLE REPAIR SHOP/ GARAGE
- INDUSTRIAL ADMINISTRATIVE OFFICE
- SELF-STORAGE ESTABLISHMENT
- WAREHOUSE

DESCRIPTION

LOCATION! LOCATION! EXCELLENT OPPORTUNITY TO PURCHASE 10 +/- ACRES OF PRIME MIXED USE LAND IN INDUSTRIAL/EMPLOYMENT ZONE. (ZONED M4) PERMITTED USES INCLUDE CONTRACTOR FACILITY, HEAVY/LIGHT MANUFACTURING, INDUSTRIAL USES, SELF STORAGE, WAREHOUSING AND MORE. CLEAN PHASE 1 ENVIRONMENTAL SL COMPLETED MARCH 2022. SURVEY COMPLETED FEBRUARY 2021. SERVICES AT PROPERTY LINE (EXCEPT WATER). CLOSE TO NIAGARA FALLS, NIAGARA-ON-THE-LAKE, THE PEACE BRIDGE TO THE USA, + MORE. BUYERS ARE RESPONSIBLE FOR VERIFYING ALL THEIR OWN DUE DILIGENCE FOR LAND INCLUDING, PERMITTED USES, BUILDING PERMITS, PROPERTY TAXES, ZONING, PROPERTY USES, SERVICES WITH THE CITY OF THOROLD.







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