

Land | For Sale

CBRE

34 & 70 POTTERS ROAD

TILLSONBURG, ON

Future Development Land



Kevin MacDougall

Broker, Vice President

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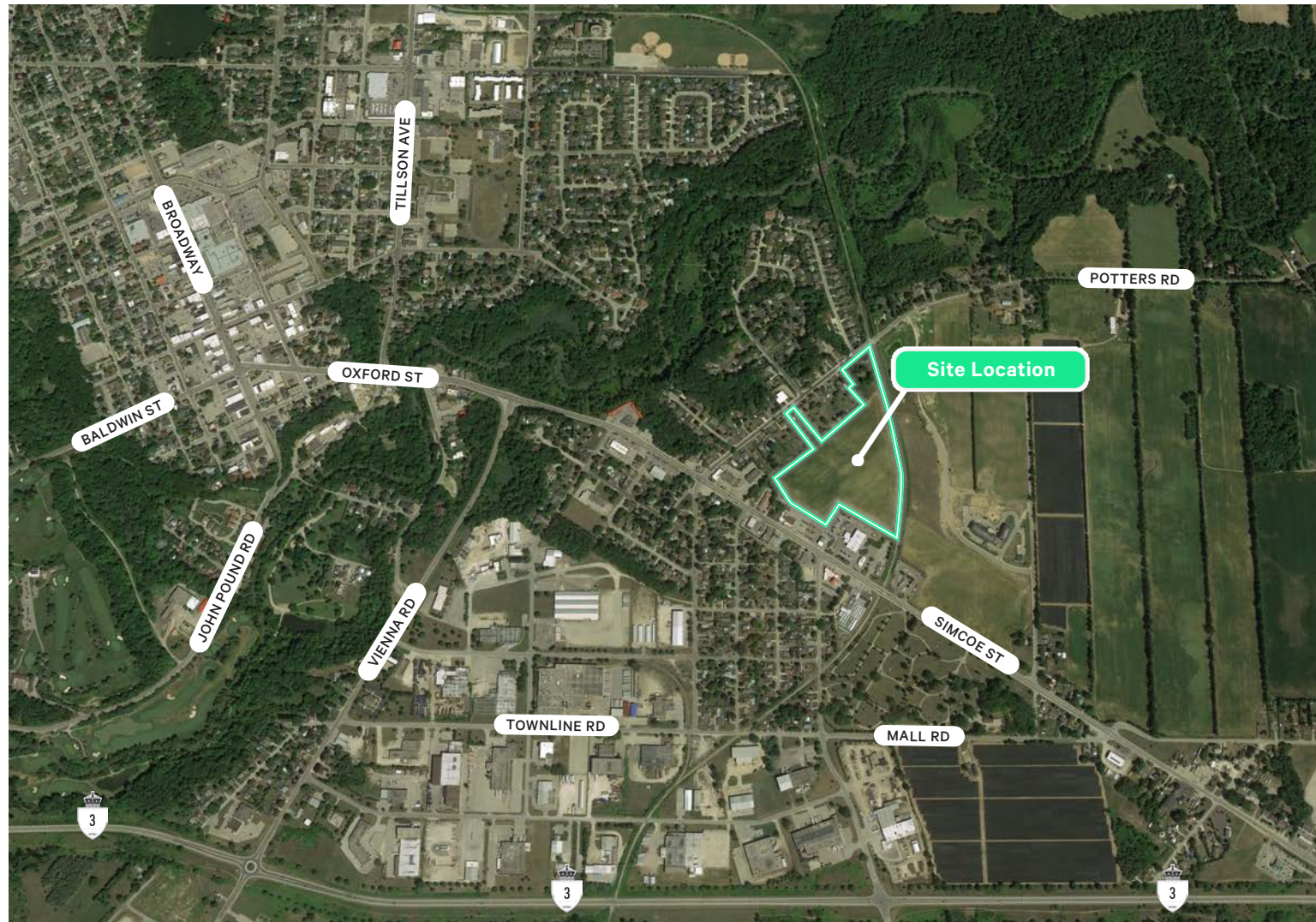
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Sean MacDougall ^{MBA}

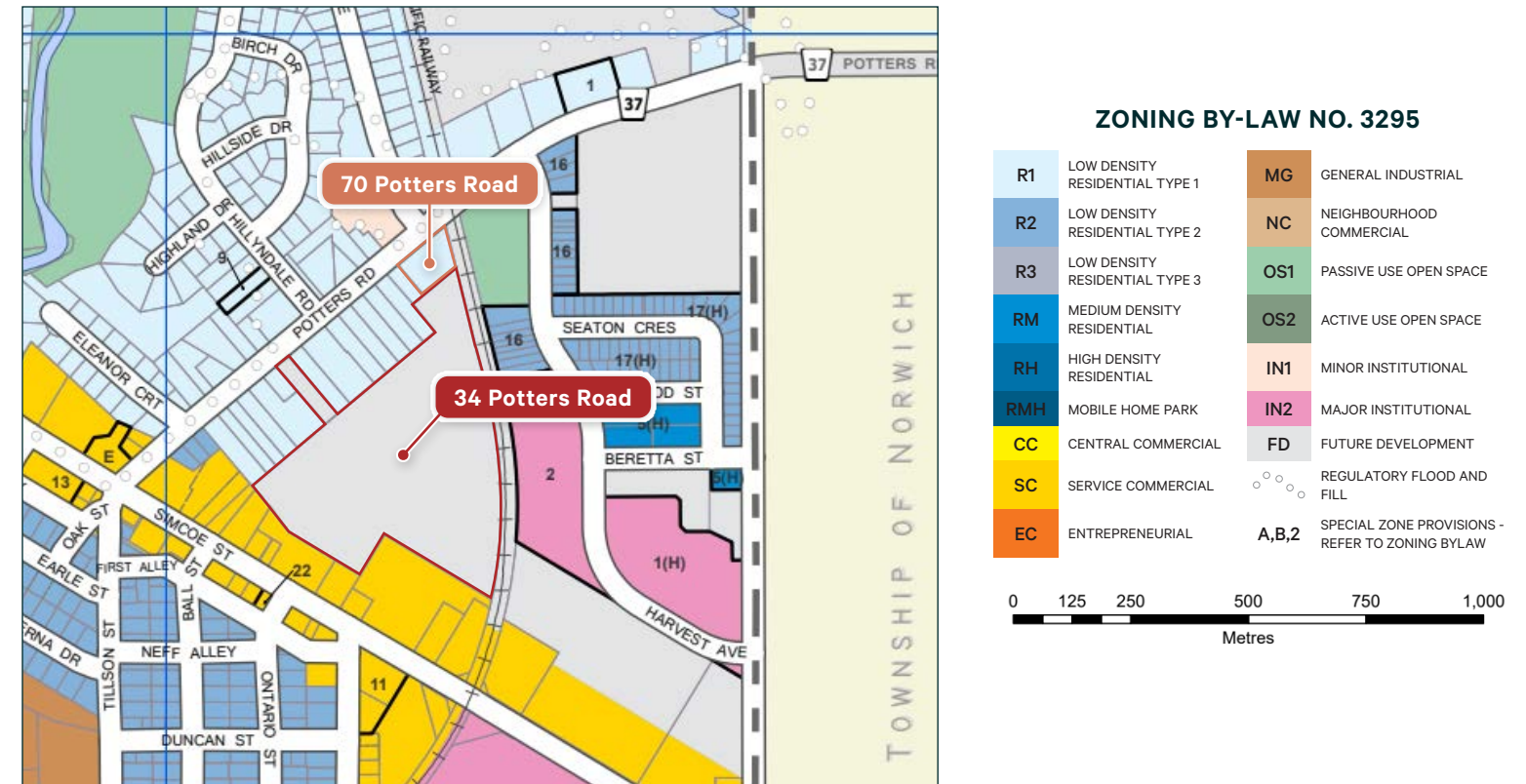
Sales Representative

sean.macdougall@cbre.com

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Zoning | FD (Future Development) & RI (Low Density Residential Type 1)



Official Plan | Residential & Service Commercial

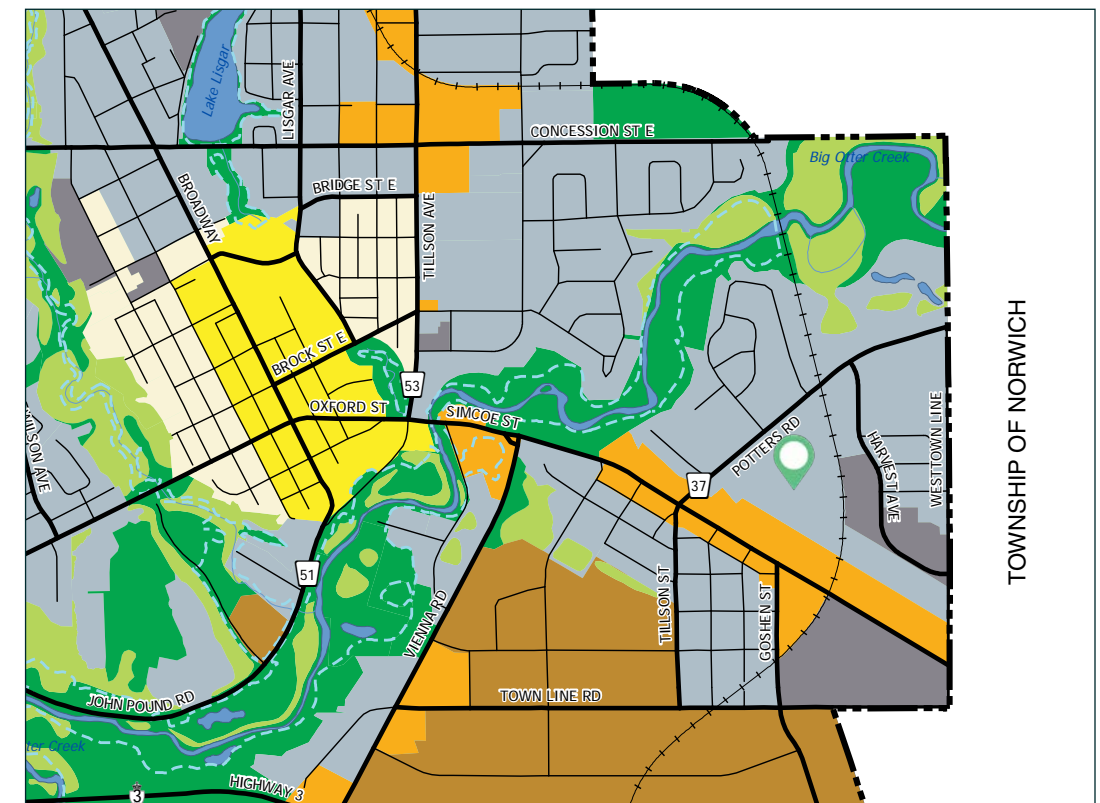
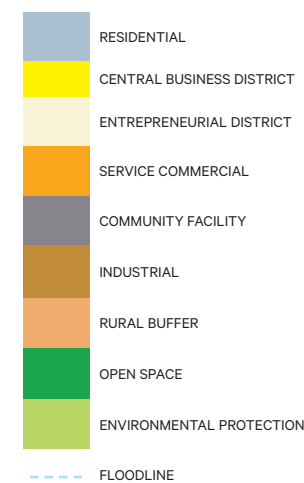
Property Overview

SITE SIZE	±17.9 Acres
PROPERTY PIN	34 Potters Road: 000430143 70 Potters Road: 000430038
PROPERTY TAX	34 Potters Road: \$3,469.91 (2022 Final) 70 Potters Road: \$2,041.10 (2022 Final)
SERVICES	Municipal Services Available
ZONING	34 Potters Road: FD - Future Development 70 Potters Road: R1 - Low Density Residential Type 1
OFFICIAL PLAN	Residential & Service Commercial
PERMITTED DENSITY	6 - 12 Units Per Acre

COMMENTS

- Future Development Land available in southeast Tillsonburg
- Located in proximity to required residential amenities, including restaurants, retail and greenspace
- Quick access to Highway 3 and Highway 19
- Property currently includes two parcels, providing two access points to the Future Development Land from Potters Road
- Two existing residential dwellings located on the Properties, currently leased month-to-month

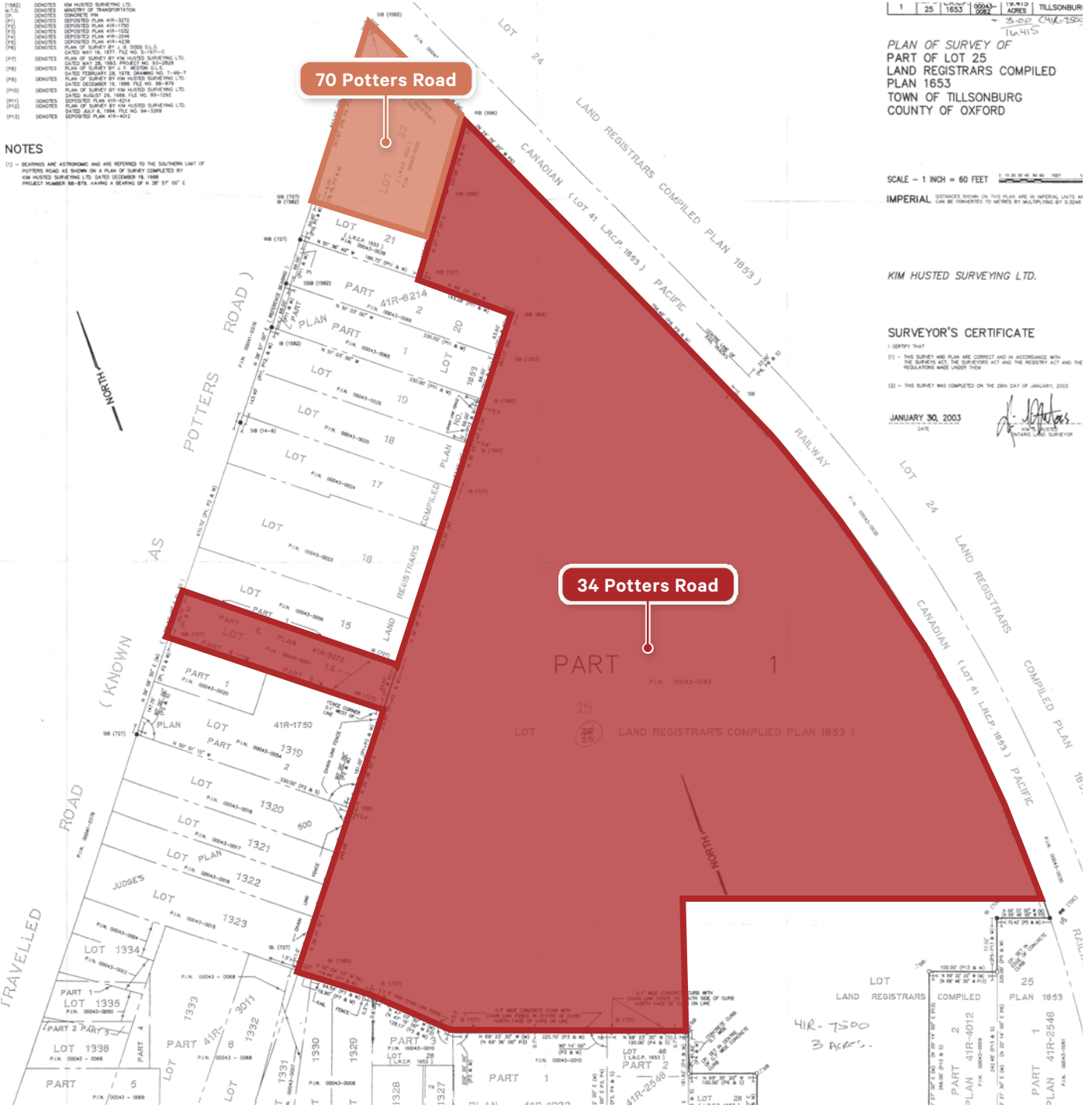
LAND USE PLAN LEGEND



- (1462) DENOTES KIM HUSTED SURVEYING LTD.
- (1463) DENOTES MINISTRY OF TRANSPORTATION
- (1464) DENOTES CONCRETE PAV
- (1465) DENOTES DEPOSITED PLAN 41R-0212
- (1466) DENOTES DEPOSITED PLAN 41R-1532
- (1467) DENOTES DEPOSITED PLAN 41R-2548
- (1468) DENOTES DEPOSITED PLAN 41R-4212
- (1469) DENOTES PLAN OF SURVEY BY J. S. 2000 O.L.S.
- (1470) DATED MAY 18, 1977 FILE NO. S-1517-C
- (1471) DENOTES PLAN OF SURVEY BY KIM HUSTED SURVEYING LTD.
- (1472) DATED FEBRUARY 25, 1978 PROJECT NO. 37-268-7
- (1473) PLAN OF SURVEY BY J. F. WESTON O.L.S.
- (1474) DATED FEBRUARY 25, 1978 CHANGED NO. 2-88-7
- (1475) PLAN OF SURVEY BY KIM HUSTED SURVEYING LTD.
- (1476) DATED DECEMBER 18, 1988 FILE NO. 18-1322
- (1477) DENOTES PLAN OF SURVEY BY KIM HUSTED SURVEYING LTD.
- (1478) DATED DECEMBER 18, 1988 FILE NO. 18-1322
- (1479) DENOTES PLAN OF SURVEY BY KIM HUSTED SURVEYING LTD.
- (1480) DATED JULY 18, 1994 FILE NO. 94-1229
- (1481) DENOTES DEPOSITED PLAN 41R-4212

NOTES

(1) - BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE SOUTHERN LIMIT OF POTTERS ROAD AS SHOWN ON A PLAN OF SURVEY COMPILED BY KIM HUSTED SURVEYING LTD. DATED DECEMBER 18, 1988 PROJECT NUMBER 18-878 HAVING A BEARING OF $9^{\circ} 37' 50'' E$



1	25	1653	00043	18-1312	TILLSONBURG
			0002	ADRES	

PLAN OF SURVEY OF
 PART OF LOT 25
 LAND REGISTRARS COMPILED
 PLAN 1653
 TOWN OF TILLSONBURG
 COUNTY OF OXFORD

SCALE - 1 INCH = 60 FEET
 IMPERIAL DETACHES SHOWN ON THIS PLAN ARE IN IMPERIAL UNITS AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

KIM HUSTED SURVEYING LTD.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 (1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM
 (2) - THIS SURVEY WAS COMPLETED ON THE 26th DAY OF JANUARY, 2003
 JANUARY 30, 2003
 DATE
 [Signature]
 HAROLD L. DUNN
 SURVEYOR

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