

# 2723 Embleton Rd

Brampton, ON



Marcus & Millichap



# 2723 Embleton Rd

## Property Details

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### INVESTMENT OVERVIEW

- Approximately 5.38 Acres
- Zoned Agricultural with Secondary Plan Designation as Employment Estates
- Services are at the lot line
- Frontage: 110 Ft
- 6 Min from the 401

### Prime Mixed-Use Development Opportunity in Brampton's Employment Hub

- Located at 2723 Embleton Rd, Brampton, between Heritage Rd and Winston Churchill Blvd.
- Designated as "**Employment Estates**" under the SP 40(a) Bram West Secondary Plan, permitting a mix of **residential, small-scale industrial, and commercial uses**.

### Proximity to Major Transportation Infrastructure

- Minutes from the planned **GTA West Corridor (Highway 413)** interchange at Winston Churchill Blvd, providing exceptional connectivity.
- Ideal for businesses and residential purposes, with convenient access across the GTA.

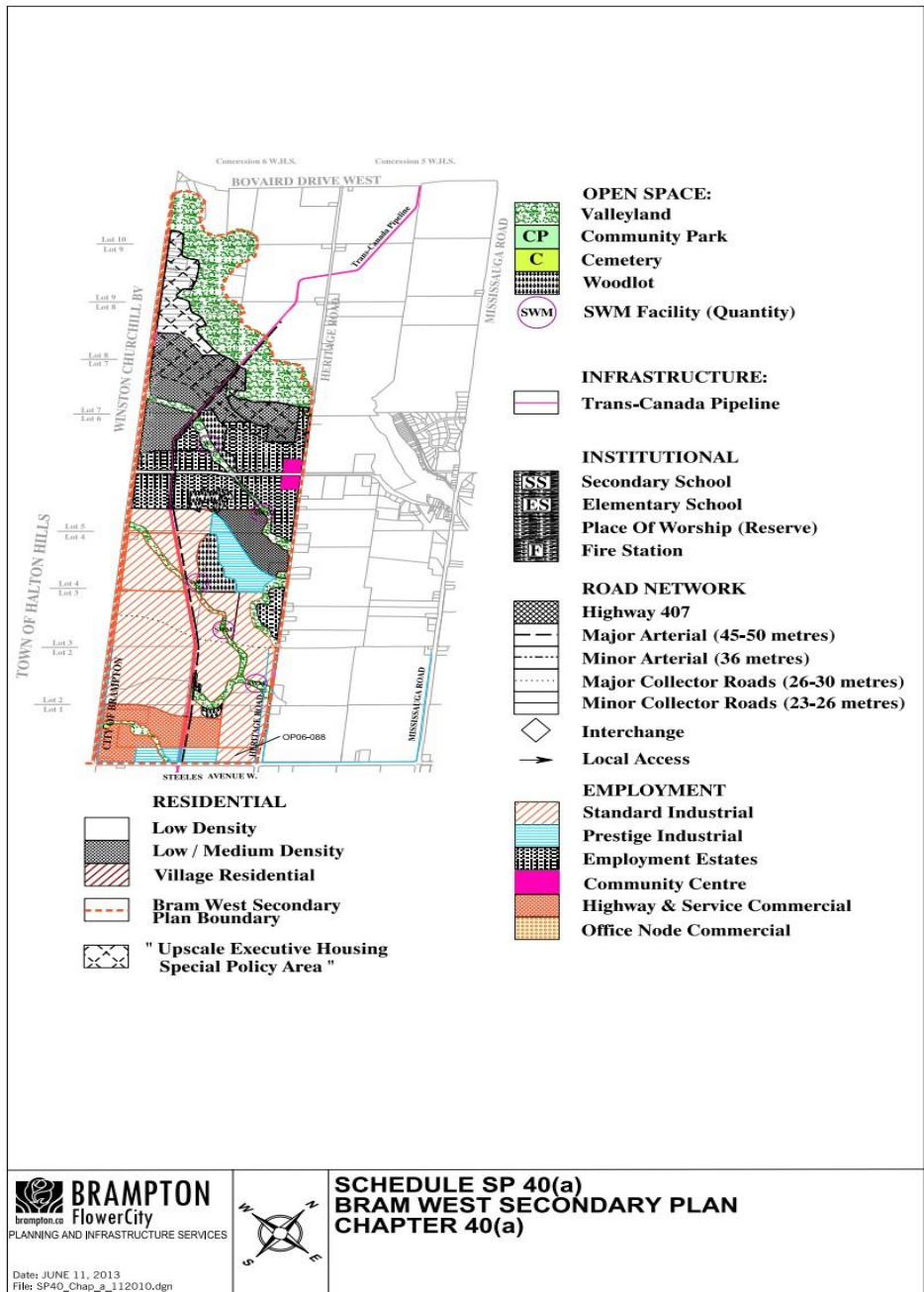
### Strategic Growth Area

- The area is experiencing significant expansion, with recent developments to the southwest.



- Nearby major developer ownership signals strong growth potential, positioning the site as an emerging employment and residential hub.

# 11429 STEELES AVE



## Zoning Details M7(H)

### Permitted Uses:

**Mixed-Use Designation:** The Employment Estates designation permits both residential and employment uses.

#### **Residential Development:**

- **Low-Density:** The designation aims for a residential yield of 23 units per acre, making it suitable for low-density developments like single-family homes or townhomes. **Industrial Development:**
- **Small-Scale Focus:** Permitted uses include small-scale industrial and manufacturing, home businesses, and small offices, all designed to be compatible with adjacent residential and commercial spaces.
- **Industrial Condos and Freestanding Buildings:** The site supports freestanding industrial buildings or industrial condominiums, provided they align with small-scale criteria and meet requirements for parking, landscaping, and building design.



An aerial photograph of a suburban area, featuring a mix of residential houses, commercial buildings, and open land. A large, dark blue rectangular overlay covers the central portion of the image, serving as a background for the text. The text is white and orange, providing a high-contrast look. The overall scene is a typical suburban landscape with roads, parking lots, and green spaces.

PRESENTED BY

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**Par Mann**

Licensed Real Estate Salesperson

Office: Toronto

Direct: 416.585.4676

[Pardeep.Mann@marcusmillichap.com](mailto:Pardeep.Mann@marcusmillichap.com)

License: ON #5004890