

Two Parcels of Land

# FOR SALE

PICKERING, ONTARIO



North-East Corner of  
Highway 7 East &  
Kinsale Rd

3450 Highway 7 East

Google Earth

Image © 2021 Maxar Technologies  
Image Landsat / Copernicus



# Site INFORMATION



## North-East Corner of Highway 7 East & Kinsale Road, Pickering

<b>LOT SIZE:</b>	<b>PIN:</b>	<b>ASKING PRICE</b>
5.781 acres	263990106	\$5,780,000

**LEGAL DESCRIPTION:**

PCL CON 6-1-5, SECPICKERING; PART LOT 2, CON 6, PART 1, PLAN 40R10215, SAVE AND EXCEPT PARTS 1 AND 2, PLAN 40R25674, CITY OF PICKERING (North-East Corner of Highway 7 East and Kinsale Road)

**ZONING DESIGNATION:**

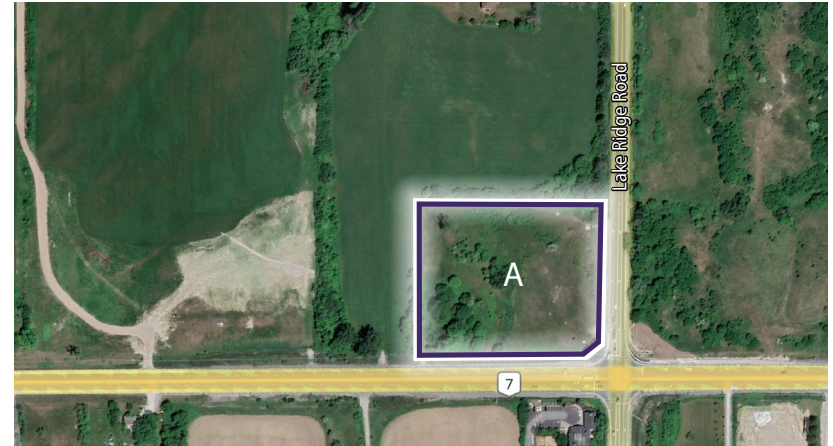
Highway Commercial- C3 Zone

**2021 FINAL REALTY TAXES:**

\$4179.77

**CLOSING:**

60 days/TBA



## 3450 Highway 7 East, Pickering

<b>LOT SIZE:</b>	<b>PIN:</b>	<b>ASKING PRICE</b>
5.835 acres	263990104	\$8,750,000

**LEGAL DESCRIPTION:**

PART LOT 1, CON 6, PART 1, PLAN 40R16046, SAVE AND EXCEPT PARTS 2 AND 3, PLAN 40R25417, CITY OF PICKERING

**ZONING DESIGNATION:**

Rural Agricultural- A Zone

**2021 FINAL REALTY TAXES:**

\$5141.01

**CLOSING:**

60 days/TBA

# Site

# ZONING

North-East Corner of Highway 7  
East & Kinsale Road, Pickering

## HIGHWAY COMMERCIAL (C3 ZONE) PERMITTED USES:

- automobile service station
- motel
- hotel
- drive-in theatre
- open-air farmer's market
- restaurant
- parking station
- stables
- riding academies
- animal hospitals & veterinary establishments
- the sale by a farmer of his produce

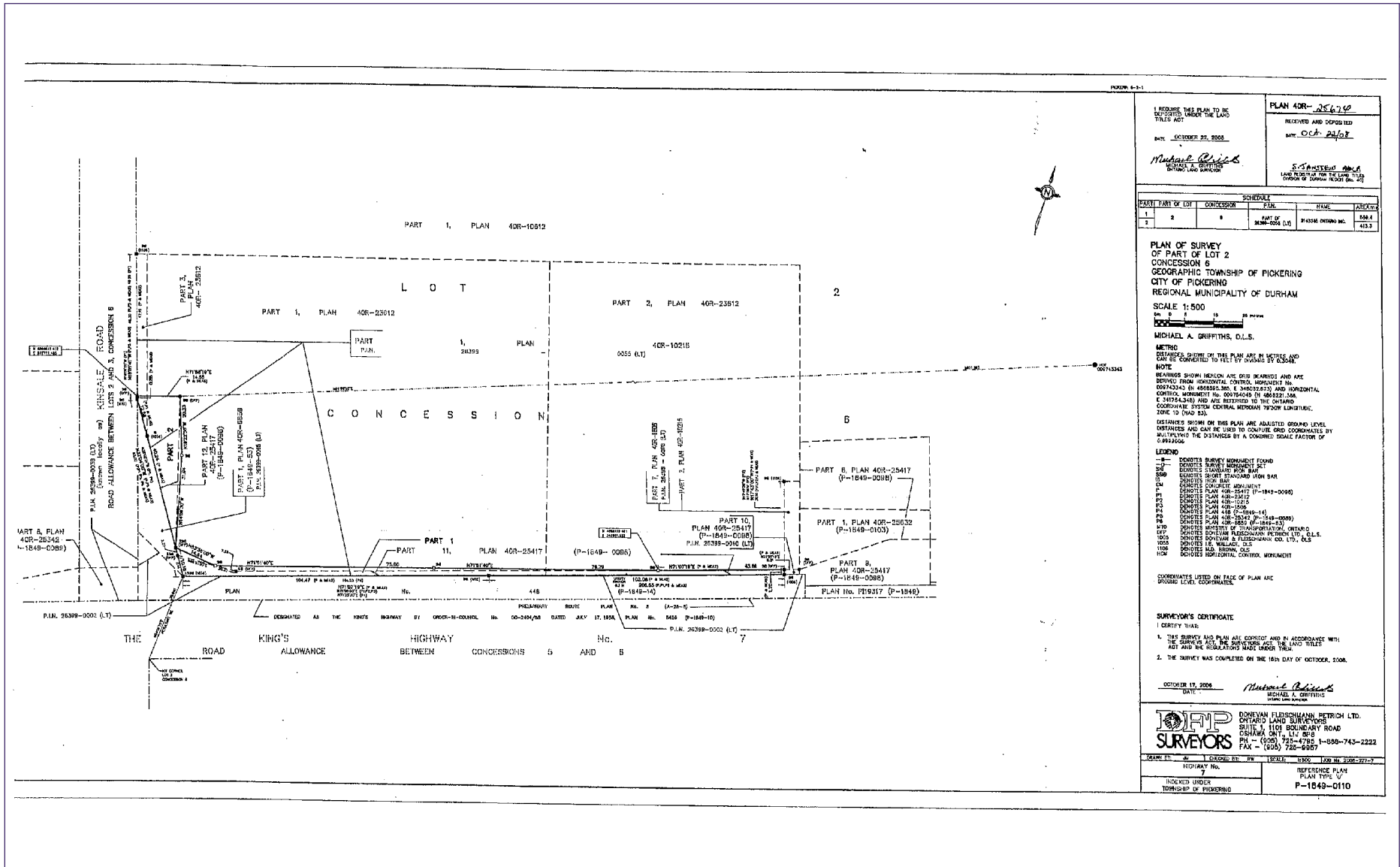
3450 Highway 7 East, Pickering

## RURAL AGRICULTURAL (A ZONE) PERMITTED USES:

- a detached dwelling
- the office of a physician, dentist or drugless practitioner (located in the detached dwelling used by such physician, dentist or drugless practitioner as his private resident- shall not be in the nature of a clinic or private hospital, and shall not occupy in excess of 25% of the total floor are of the dwelling)
- forestry and reforestation
- conservation uses
- field crops
- truck gardening
- greenhouses
- orchards
- aviaries
- apiaries and mushroom farms
- farms for grazing, breeding, raising or training of horses or cattle, or other similar uses or enterprises customarily carried on in the field of general agriculture including one detached dwelling erected and used by the bona-fide agricultural user; but not including uses obnoxious to the public welfare
- facilities for the raising of fur-bearing animals, kennels and swill fed pigs shall not be permitted
- a bona-fide agricultural user may be permitted to establish an accessory dwelling for the uses permitted under Section 6.1.2, only in accordance with the provisions of section 6.2.3
- facilities for the raising of fur-bearing animals, kennels and swill fed pigs shall not be permitted
- all recreational uses permitted in Section 5.16 subject to the requirements thereof and in accordance with the provisions
- stables
- riding academies
- animal hospitals and veterinary establishments
- the sale by a farmer of his produce

# North-East Corner of Highway 7 East & Kinsale Road, Pickering

## SITE SURVEY



I REQUIRE THE PLAN TO BE RECEIVED UNDER THE LAND TITLES ACT  
 DATE: OCTOBER 27, 2006  
 RECEIVED AND DEPOSITED  
 DATE: Oct 24/08  
 MICHAEL A. GRIFFITHS  
 SURVEYOR  
 S. S. STANLEY A.S.P.  
 LAND SURVEYOR FOR THE PROVINCE OF ONTARIO REG. NO. 212

SCHEDULE					
PART	FACILITY	CONCESSION	PLAN	NAME	AREA (m <sup>2</sup> )
1					550.4
2					415.3

PLAN OF SURVEY OF PART OF LOT 2 CONCESSION 6 GEOGRAPHIC TOWNSHIP OF PICKERING CITY OF PICKERING REGIONAL MUNICIPALITY OF DURHAM  
 SCALE 1:500  
 MICHAEL A. GRIFFITHS, O.L.S.

METHOD  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CONVERTED TO FEET BY DIVIDING BY 0.3048.  
 NOTE  
 BEARINGS SHOWN HEREON ARE DEED BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL. HORIZONTAL COORDINATE MONUMENT NO. 000742042 (N 484829.366, E 340326.833) AND HORIZONTAL CONTROL MONUMENT NO. 000742042 (N 484829.366, E 340326.833) AND HORIZONTAL COORDINATE SYSTEM CENTRAL MEXICAN TIME ZONE 10 (NAD 83).  
 DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID COORDINATES BY MULTIPLYING THE DISTANCES BY A CORRECTED SCALE FACTOR OF 0.99994.

- LEGEND
- B- DENOTES SURVEY MONUMENT FOUND
  - SB- DENOTES STANDARD BORN BARS
  - SBP DENOTES SHORT STANDING BORN BARS
  - CB DENOTES CURB MARK
  - CE DENOTES CONCRETE EMBLEMMENT
  - PL DENOTES PLAN 40R-25417 (P-1849-0086)
  - PL1 DENOTES PLAN 40R-25417
  - PL2 DENOTES PLAN 40R-25417
  - PL3 DENOTES PLAN 40R-25417
  - PL4 DENOTES PLAN 40R-25417
  - PL5 DENOTES PLAN 40R-25417
  - PL6 DENOTES PLAN 40R-25417
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  - PL98 DENOTES PLAN 40R-25417
  - PL99 DENOTES PLAN 40R-25417
  - PL100 DENOTES PLAN 40R-25417

COORDINATES LISTED ON FACE OF PLAN ARE PROPOSED LEVEL COORDINATES.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT.  
 2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF OCTOBER, 2006.

OCTOBER 17, 2006  
 MICHAEL A. GRIFFITHS  
 SURVEYOR

**DORP SURVEYORS**  
 DONEVAN FLEISCHMANN BETSCH LTD.  
 ONTARIO LAND SURVEYORS  
 SUITE 1, 1101 BOUNDARY ROAD  
 DURHAM ONT. L1C 8P8  
 PH - (905) 722-4750 1-855-743-2222  
 FAX - (905) 722-6087

PLAN No. 40R-25417 CONCESSION No. 6  
 HIGHWAY No. 7  
 REFERENCED UNDER PLAN No. P-1849-0110

# 3450 Highway 7 East, Pickering

# SITE SURVEY

PART 1 - PLAN OF SURVEY OF  
 PART OF LOT 1,  
 CONCESSION 6  
 ( geographic Township of Pickering )  
 CITY OF PICKERING  
 REGIONAL MUNICIPALITY OF DURHAM

SCALE RATIO : 1 TO 1000



IVAN B. WALLACE O.L.S. LTD.

PART 2 - There are no encroachments.  
 There are no registered easements.  
 Fence types and locations are as  
 shown on the plan.

**NOTES**

Bearings are astronomic in origin and are referred to a portion of the westerly limit of Lakeridge Road shown as N17°54'02"W on Plan 40R-16046.

DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**LEGEND**

- SSIB denotes short standard iron bar
- SIB denotes standard iron bar
- IB denotes iron bar
- ⊙ denotes round
- ⊙ denotes survey monument planted
- ⊙ denotes survey monument found
- WIT denotes witness
- P denotes Plan 40R-16046
- P1 denotes Plan 40R-4756
- P2 denotes Plan 40R-6854
- MTO denotes Ministry of Transportation Ontario
- 765 denotes Horton Wallace & Davies Ltd., OLS
- 997 denotes J.J. Koning, OLS

**SURVEYOR'S CERTIFICATE**

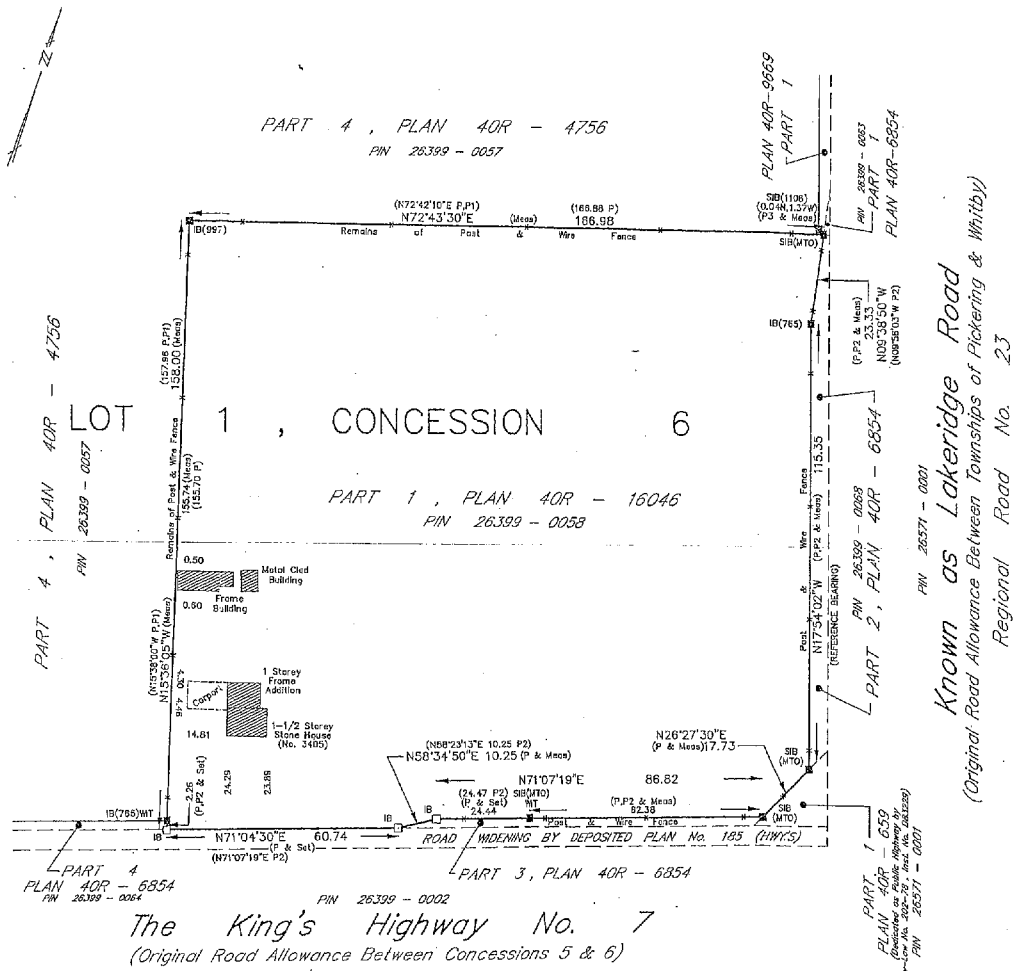
I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, and the Land Titles Act and the regulations made under them.
2. The survey was completed on August 8, 2007.

Sept. 7/07 C. Cranch  
 Date Crystal Cranch  
 Ontario Land Surveyor

IVAN B. WALLACE  
 ONTARIO LAND SURVEYOR LTD.  
 71 MEARNS COURT

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS



Known as Lakeridge Road  
 (Original Road Allowance Between Townships of Pickering & Whitby)  
 Regional Road No. 23

The King's Highway No. 7  
 (Original Road Allowance Between Concessions 5 & 6)

# Demographics & KEY MAP

## DEMOGRAPHICS (5 KM RADIUS)



Population: 14,523



Average Household Income: \$141,251



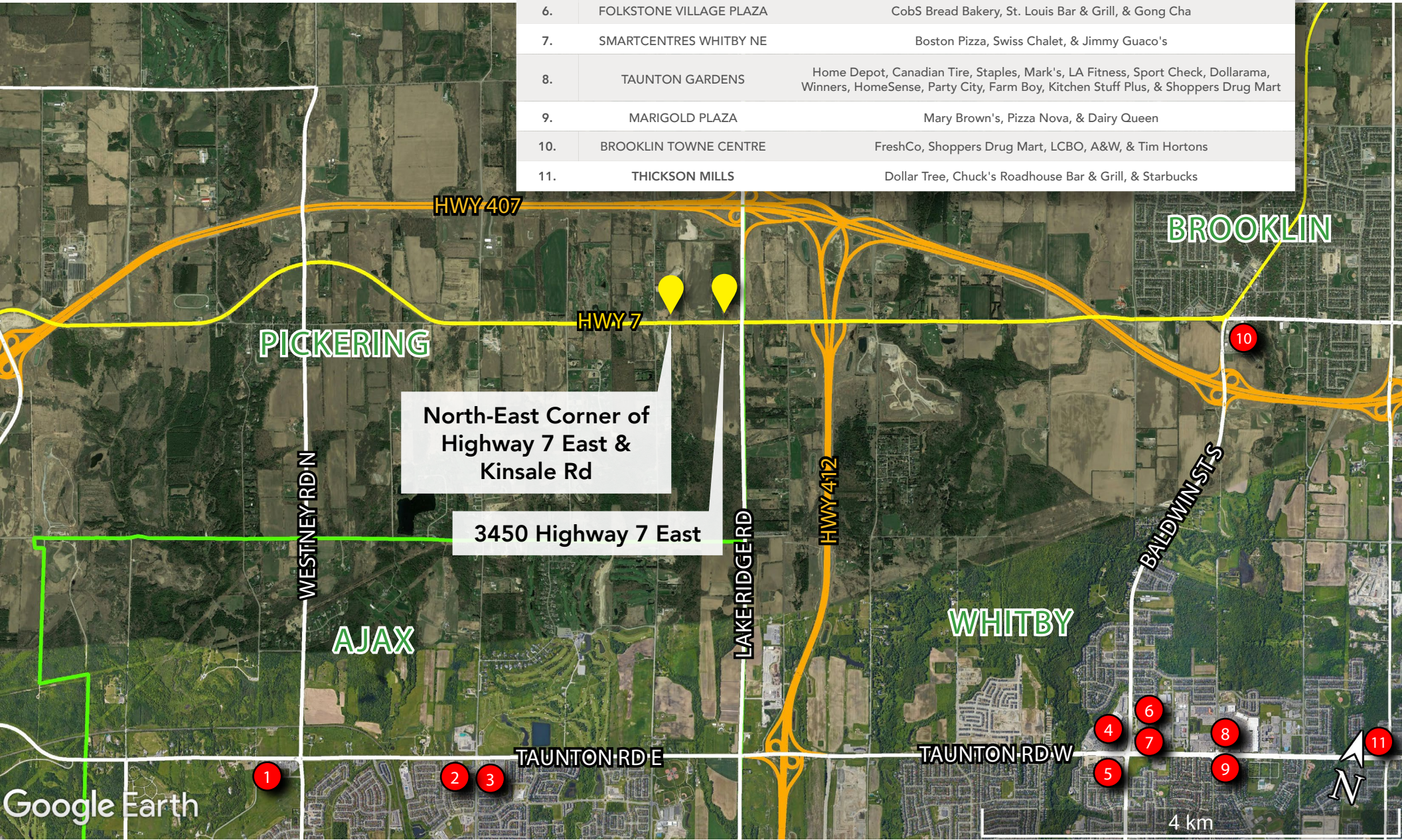
Number of Households: 4,313

Data Source: PiinPoint, 2016



# Surrounding Retail Centres KEY MAP

	RETAIL CENTRE	TENANTS
1.	MEADOW RIDGE PLAZA	Goodlife Fitness, Dollarama, Bulk Barn & McDonald's
2.	WYNDHAM MANOR PLAZA	Tim Hortons
3.	SOMERSET PLAZA	Metro, LCBO, Shoppers Drug Mart, & Swiss Chalet
4.	SMARTCENTRES WHITBY NORTH	Walmart, Real Canadian Superstore, LCBO, Bulk Barn, Mucho Burrito, 2001 Audio Video, Wendy's, East Side Mario's, Cora, Panago & Tim Hortons
5.	VALLEYWOOD CENTRE	Dollarama, Sleep Country, The Beer Store, & Starbucks
6.	FOLKSTONE VILLAGE PLAZA	CobS Bread Bakery, St. Louis Bar & Grill, & Gong Cha
7.	SMARTCENTRES WHITBY NE	Boston Pizza, Swiss Chalet, & Jimmy Guaco's
8.	TAUNTON GARDENS	Home Depot, Canadian Tire, Staples, Mark's, LA Fitness, Sport Check, Dollarama, Winners, HomeSense, Party City, Farm Boy, Kitchen Stuff Plus, & Shoppers Drug Mart
9.	MARIGOLD PLAZA	Mary Brown's, Pizza Nova, & Dairy Queen
10.	BROOKLIN TOWNE CENTRE	FreshCo, Shoppers Drug Mart, LCBO, A&W, & Tim Hortons
11.	THICKSON MILLS	Dollar Tree, Chuck's Roadhouse Bar & Grill, & Starbucks



# Offering GUIDELINES

The Behar Group Realty Inc. has been retained to market and solicit offers for the purchase of either or both sites. Preference will be given to the purchaser of both sites.

The Seller does not have any environmental assessments or geotechnical reports.

Please allow for at least 1 week for the Irrevocable Date.

Offers will be considered as submitted.

## LISTING TEAM

All inquiries regarding the Property should be directed to the listing team:

### **Michael J. Saperia \***

Executive Vice President

416 636 8898 EXT. 229

msaperia@thebehargroup.com

### **David Steinhouse \*\***

Senior Director

416 636 8898 EXT. 276

dsteinhouse@thebehargroup.com



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### **Downtown Office**

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Toronto, ON M5V 2A3

### **Vancouver Office**

1090 Homer Street, Unit 310  
Vancouver, BC V6B 2W9

The Behar Group Realty Inc., Brokerage

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[www.thebehargroup.com](http://www.thebehargroup.com)

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