

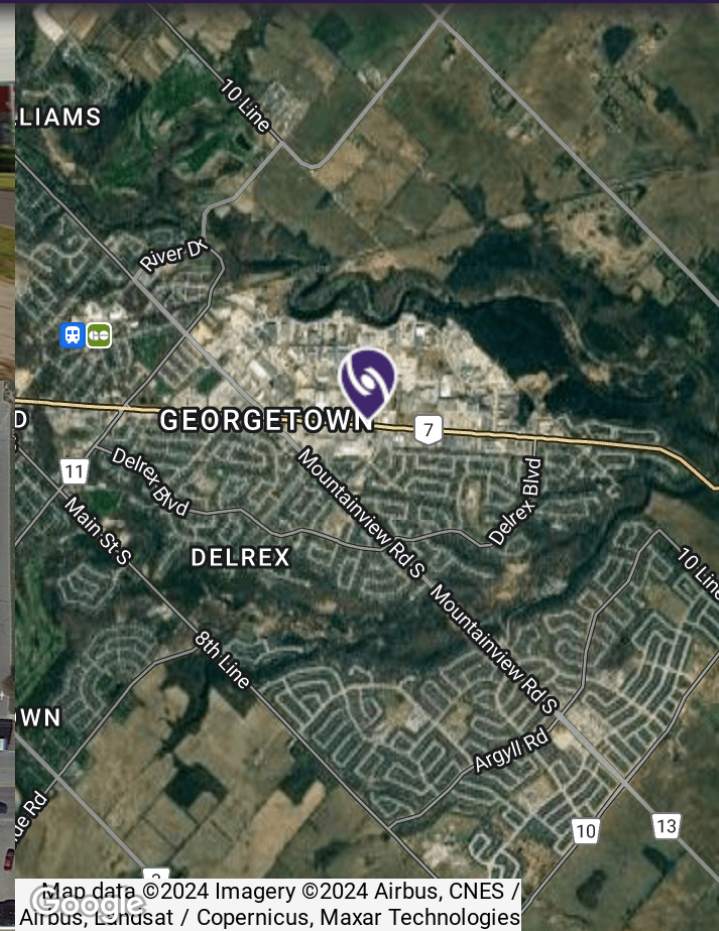
DEVELOPMENT LAND

FOR SALE

257 Guelph Street, Georgetown (Halton Hills), ON, L7G 4B2



Rare development opportunity in a fantastic location in the heart of Georgetown's retail node.



Google Earth

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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PROPERTY DETAILS

OFFERING SUMMARY

Sale Price:	\$2,199,000
Lot Size:	14,628 SF / 0.336 acres
Zoning:	GCN2
Legal Description:	LT 2 JUDGE'S PL 1269, EXCEPT PCL L, PM 92; HALTON HILLS
PIN:	250560040
ARN:	241502000307600
Property Taxes 2023:	\$2,498.41

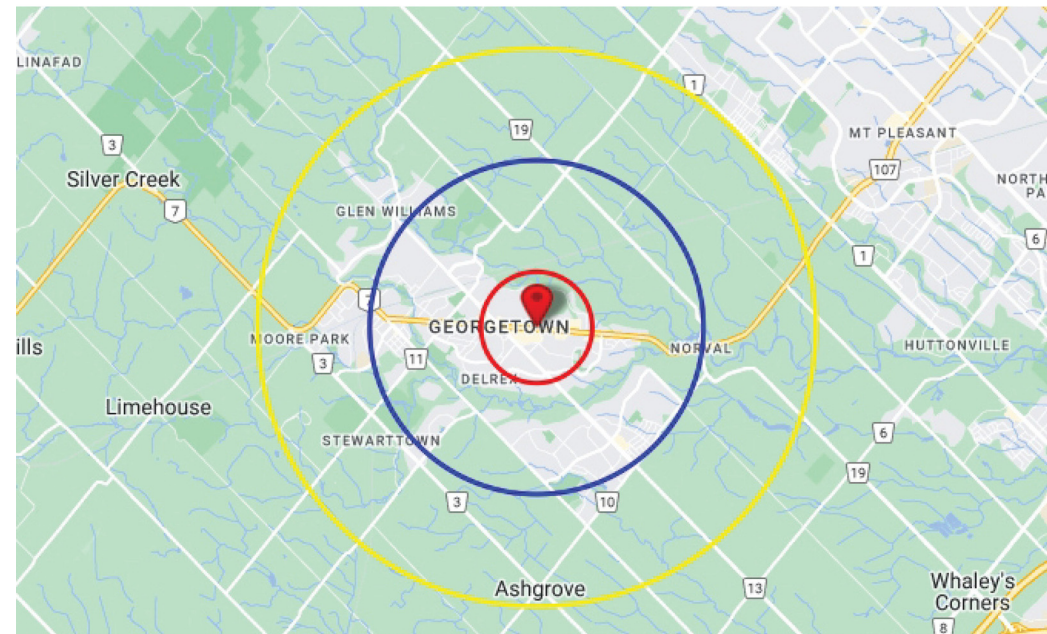
Property Highlights

- Vacant land across from Georgetown Market Place with prominent retailers such as Walmart, Kelsey's, BMO, Winners, HomeSense, etc.
- Zoning GCN2 allows for many uses (buyer to verify, including exceptions) such as Retail, Daycare, Bank, Medical, Restaurant, Hotel, Car Wash and more.
- AADT over 20,000 based on 2015.
- Environmental report available on MLS or upon request.

DEMOGRAPHICS

	1 KM	3 KM	5 KM
Total Population	3,993	38,972	49,168
Daytime Population	7,276	32,436	39,351
Total Households	1,578	13,450	16,930
Average Household Income	\$126,292	\$171,829	\$169,641

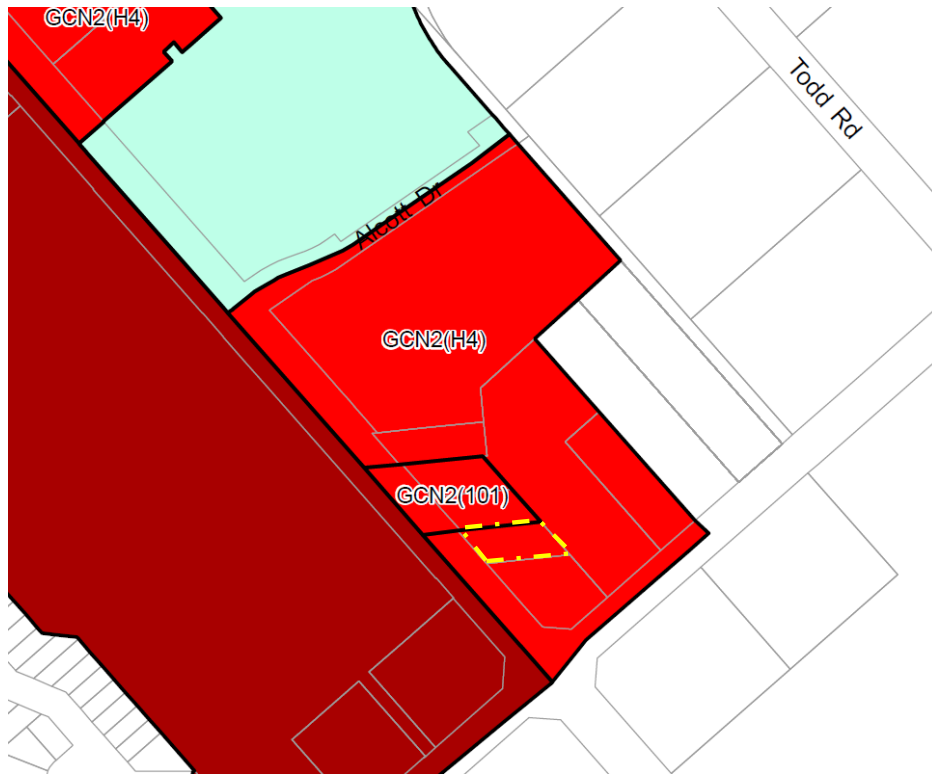
Data Source: Environics Estimates 2023



KEY MAP



GNC2 ZONING



Urban Commercial Zones

- Downtown Commercial One DC1
- Downtown Commercial Two DC2
- Georgetown Community Node Zones GCN1 **GCN2** GCN3
- Secondary Node Commercial SNC
- Corridor Commercial CC
- Local Commercial LC

Extract from "BY-LAW 2010-0050 SECTION 7 URBAN COMMERCIAL ZONE"

URBAN COMMERCIAL ZONES

7.1 GENERAL PROHIBITION

No person shall, within any Urban Commercial Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Tables 7.1 and 7.2, in accordance with the standards contained in Table 7.3, the General Provisions contained in Part 4 and the Parking and Loading provisions contained in Part 5 of this By-law.

7.2 PERMITTED USES

Uses permitted in an Urban Commercial Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 7.1 (Parts A and B). A number(s) following the symbol 'X' or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed below on the Permitted Use Tables 7.1 and 7.2 below:

Table 7.2 – Part B (Permitted Non-Residential Uses in Urban Commercial Zones)

USE	GCN2	USE	GCN2	USE	GCN2
Adult Specialty Stores	X	Medical Offices	X	Restaurants, Restaurants take-out	X
Adult Video Stores		Motor Vehicle Repair Establishments	X (19)	Retail Stores	X
Animal Clinics	X	Motor Vehicle Sales and/or Rental Establishments	X	Schools, Commercial	X
Art Galleries		Motor Vehicle Washing Establishments	X (19)	Schools, Private	X
Banquet Halls	X	Museums		Service Commercial Uses	X
Business Offices	X	Open Air Farmers Markets		Service Shops	X
Building Supply Outlets		Outdoor Display and Sales, Accessory	X	Specialty Food Stores	X
Commercial Fitness Centres	X	Parking Garages		Supermarkets	X (7)
Commercial Parking Lots		Parks, Public	X	Theatres	X
Community Centres		Places of Amusement		Trade and Convention Centres	X
Day Nurseries	X	Places of Entertainment			
Department Stores		Places of Worship			
Financial Institutions	X	Private Clubs	X		
Funeral Homes		Private Home Daycare			
Gas Bars					
Hotels	X				
Libraries					

SPECIAL PROVISIONS:

- 7. Only uses and related floor area that legally existed on the effective date of this By-law are permitted.
- 19. Permitted only as an accessory use to a motor vehicle sales and/or rental establishment.

CONTACTS

All listing inquiries should be directed to the Designated Representative(s)

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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