

**AVISON
YOUNG**

For Sale

by Court-appointed Receiver

**8.16 acres of industrial land
and small industrial building
located next to Highway 401**

**2396 Cedar Creek Road
Ayr, Ontario**

Investment Summary

HWY 401

CEDAR CREEK RD

Reduced Price: \$5,350,000

The Property



CEDAR CREEK RD

Property Summary

Site Area
8.16 acres

Existing Building
Small corrugated metal building approx. 3,900 sf of GFA

Frontage
705 ft on Cedar Creek Road

Current Official Plan
Designated Greenfield Areas & Highway 401/Regional Road 97 Employment Area

Current Zoning
Zone 11 –Industrial (Site Specific Zone 89)

Avison Young and msi Spergel make no representations or warranties as to the overall size nor condition nor land use guidelines. Prospective purchasers must rely on and complete their own due diligence as it relates to the future development and zoning of the Property.

Prime positioned industrial site just outside an urban centre

Introduction

Avison Young has been retained on an exclusive basis by msi Spergel, in its capacity of Court-appointed Receiver, to offer for sale 2396 Cedar Creek Road, Ayr (North Dumfries), Ontario (the “Property”). The Property is a 8.16 acre prime industrial site, situated in an industrial node on Highway 401. The site is currently improved with a single ~3,900 sf corrugated steel building.

The Property is located in an industrial node north of the community of Ayr in North Dumfries. It is conveniently located next to Highway 401 connecting to major nearby municipalities including Waterloo, Kitchener, Cambridge, Guelph and Toronto. The node is occupied by a variety of industrial businesses, and surrounding areas include primarily farms and rock quarry/concrete manufacturers. However, a 10 minute drive north on Highway 401 provides access to countless amenities, shops and retail centres offered by neighbouring cities.

The site is currently zoned for industrial uses as well as truck storage rental and plumbing/electrical contractor per the Site Specific Zone 89.

The Property is currently vacant, and a user or investor may utilize the Property or redevelop into logistics and warehouse uses allowed by the Official Plan and Zoning designations.

Price:

\$5,350,000

Land Use

Official Plan (Township of North Dumfries)

Designated Greenfield Areas & Highway 401/Regional Road 97 Employment Area

The Township's Designated Greenfield Areas are designated on Map 2 of this Plan. This designation identifies lands within the Ayr Urban Area, the Urban Area and the Highway 401/Regional Road 97 Employment Area that are outside the built boundary.

The Township, in collaboration with the Region, will ensure that development occurring in the township's Designated Greenfield Areas will be planned to:

- conform to the applicable policies of Section 2.D of the ROP;
- achieve the specified density targets as outlined in the OP;
- provide a development pattern and road network that supports the integration of transit services, where planned to be available in the future; and
- within the Ayr Urban Area, and the Urban Area, support development on municipal water and wastewater services.

The Township will develop phasing policies and other strategies for Designated Greenfield Areas to ensure a logical and orderly progression of development and to minimize partially developed communities.

The Township may prepare urban design guidelines for development within Designated Greenfield Areas.

Highway 401/Regional Road 97 Employment Area

2.9.3.2.1 The Highway 401/Regional Road 97 Employment Area is designated as illustrated on Map 2.27 of this Plan.

2.9.3.2.2 Future development within the Highway 401/Regional Road 97 Employment Area designation will generally be limited to privately serviced logistics and warehousing uses that require close access to the Highway 401 corridor to efficiently move goods into and out of the region.

Dry Industrial/Commercial

The Dry Industrial designation is applicable to lands generally serviced by private wells and individual wastewater treatment systems. The Dry Industrial designation provides for a range of light industrial uses and related activities similar to the uses in the General Industrial designation.

Commercial uses within Rural Employment Areas will generally be restricted to uses which:

- are intended to primarily serve the Rural Employment Area; or
- because of proximity to a Provincial Highway or Regional Road would normally be considered for inclusion within a highway commercial category.

Zoning

Zone 11 – Industrial (Site Specific Zone 89)

Permitted Uses:

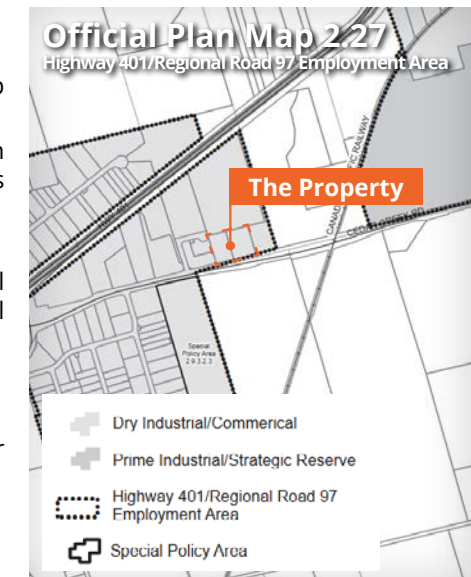
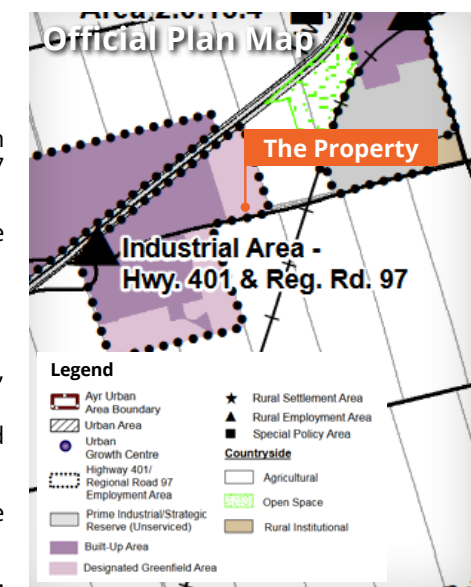
Any permitted use as listed in Zone 9 (Section 15.2.1 to 15.2.26 inclusive) and any industrial use providing large scale processing, manufacturing, packaging, assembly, production, fabrication, testing, warehousing, stamping, treating, storage of goods/ products, or finishing, characterized by large physical size, production volumes and intensity of use. In connection with any of the above permitted uses, a retail or wholesale outlet or showroom may be established as an accessory use so long as such outlet is located within the main building and does not occupy an area exceeding 25% of the area of the ground floor of the main building.

See specific Zoning By-Law for further details.

Site Specific Zone 89 (section 20.1.89 of the zoning by-law)

Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming Schedule 'A', Section 20.1.89 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies: the rental of space for truck storage plumbing and electrical contractor subject to the following:

All uses permitted by this By-law as additional permitted uses shall be conducted entirely within the buildings existing on the lands as shown on the map forming Schedule 'A', Section 20.1.89 of this By-law, together with approved area for parking and access thereto.



The Location

Situated in a growing industrial node on Highway 401, minutes from Kitchener, Waterloo and Cambridge



WATERLOO



KITCHENER

GUELPH

DEER RIDGE GOLF CLUB

RIVEREDGE GOLF CLUB

DOON VALLEY GOLF COURSE

CAMBRIDGE

GALT COUNTRY CLUB

AMAZON FULFULLMENT CENTRE

WHISTLE BEAR GOLF CLUB

QUIKRETE TORONTO

GRAND VALLEY GOLF

GALT/BROWN PRESTON SAND & GRAVEL

GRAND VALLEY GOLF

HWY 401

ST MARY'S CEMENT

LAFARGE CANADA

The Property

Travel Times



- 10 Minutes
Downtown Ayr
- 12 Minutes
Cambridge Centre Mall
- 1 Hour
Downtown Toronto
- 1.4 Hours
Niagara Falls (US Border)
- 1.7 Hours
Sarnia (US Border)
- 2.5 Hours
Windsor (US Border)

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by Court-appointed Receiver

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Ayr, Ontario**

**For more information please contact
the listing agents:**

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Price
\$5,350,000

Bids & Form of Offer

All offers **MUST** be submitted on the Receiver's form of APS, available in the data room. Offer/bids must indicate the names of the ultimate beneficial owners and their respective interests. Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any APS. The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole discretion.

A timeline to receive offers will be communicated in due course and all bids **MUST** be on the Receiver's form of APA and **MUST** include the following at time of submission:

- A deposit in the amount of ten percent (10%) of the purchase price –by bank draft or wire transfer payable to the Receiver, in trust.
- Evidence of funds from the Buyer's financial institution(s), confirming the party has the financial wherewithal to complete the transaction.

Data Room

Detailed information has been assembled by Avison Young and is available to prospective purchasers. Access to the electronic data room will be provided upon receipt of an executed confidentiality agreement.

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This brochure is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This brochure does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This brochure is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The brochure provides selective information relating to certain physical, locational and financial characteristics of the Property.

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