

# 4695 BARTLETT ROAD

BEAMSVILLE, ON

**CBRE**



**POTENTIAL REDEVELOPMENT LAND**

**FOR SALE**

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# Property Details



ASKING PRICE \$3,225,000



TAXES (2024) \$14,383.56



LOT SIZE 2 Acres



PROPOSED BUILDING SIZE 46,920 Sq. Ft.



ZONING Industrial



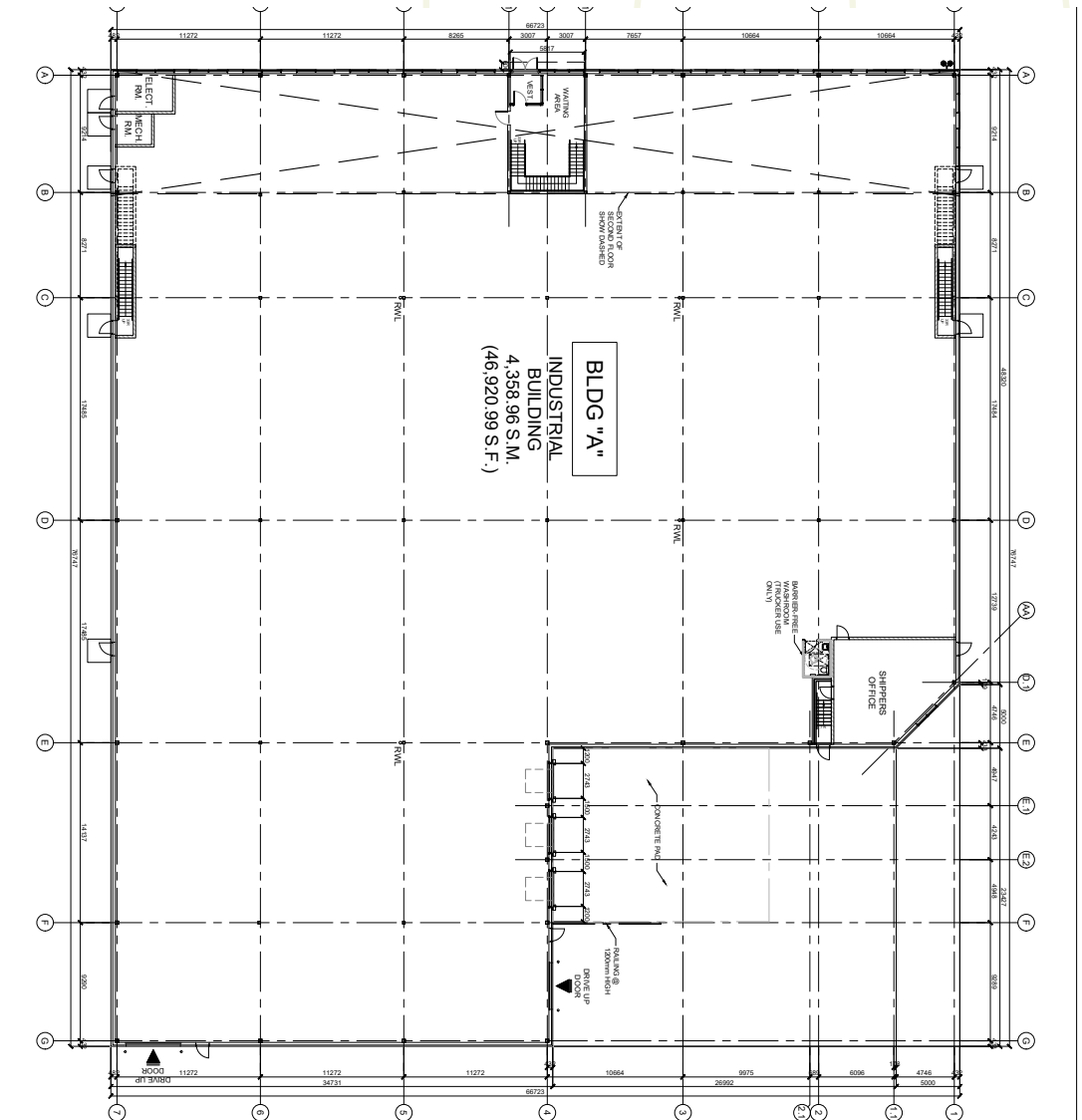
OUTDOOR STORAGE PERMITTED



CLEAN SQUARE LOT CONFIGURATION

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# Proposed Site Plan





# A Gateway To Dynamnic Opportunity

## WITHIN 10 KM

POPULATION  
**49,814**  
LABOUR FORCE  
**25,700**  
MEDIAN AGE  
**44.3**

## WITHIN 30 KM

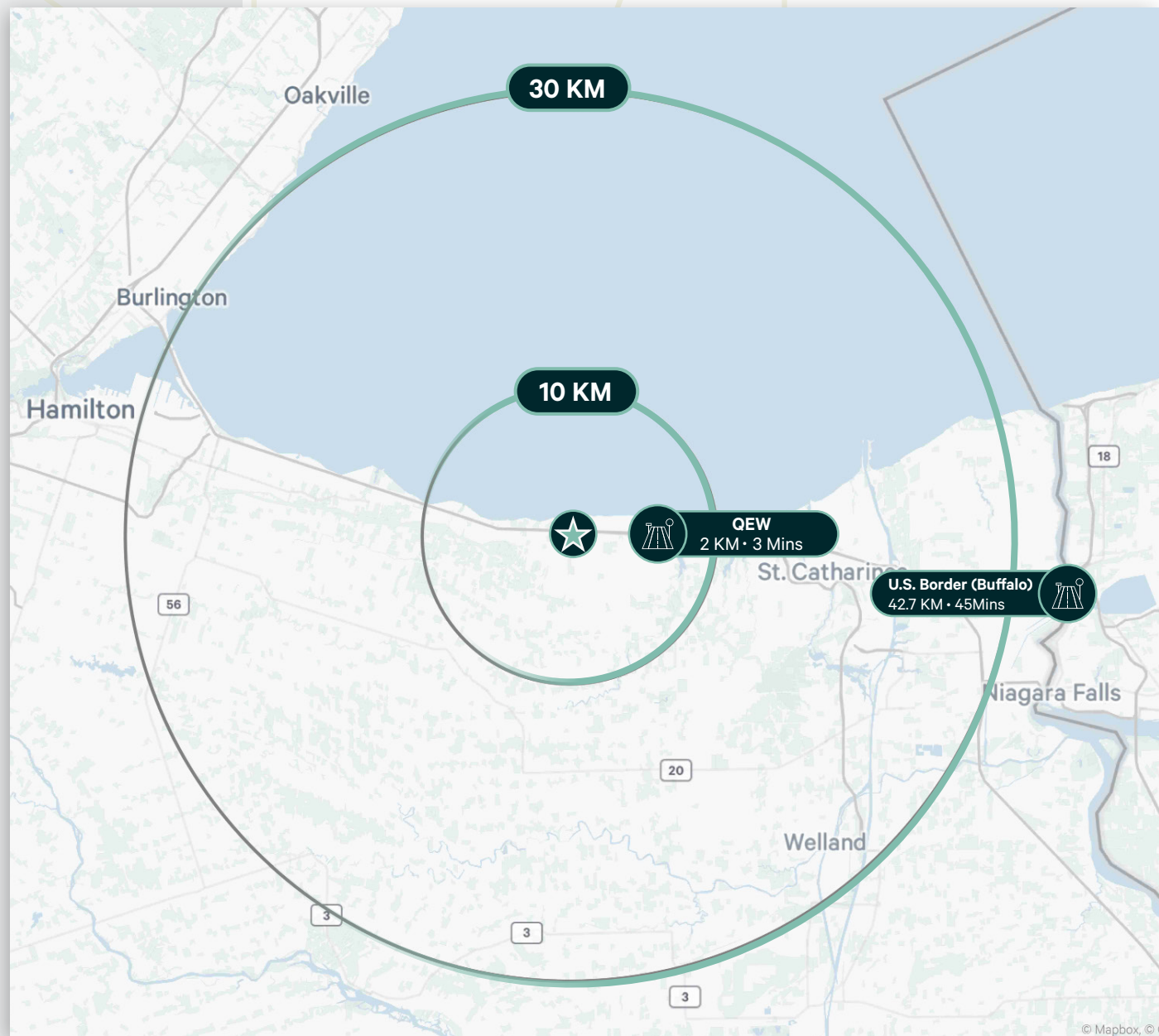
POPULATION  
**609,568**  
LABOUR FORCE  
**303,460**  
MEDIAN AGE  
**41.8**

**Downtown Toronto**  
91.2 KM · 1 Hour 15 Mins

**Pearson Airport**  
87.6 KM · 1 Hour

**U.S. Border (Detroit)**  
343 KM · 3 Hours 40 Mins

**Hamilton International Airport**  
48.2 KM · 39 Mins



## Amenities and Transit Map

### TRANSIT LINES

Route  
Lakeshore West  
GO Train

Route  
Brock University  
GO Bus

Route  
Niagara Falls/Toronto  
GO Bus





## For More Information, Contact Us

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