

FOR SALE

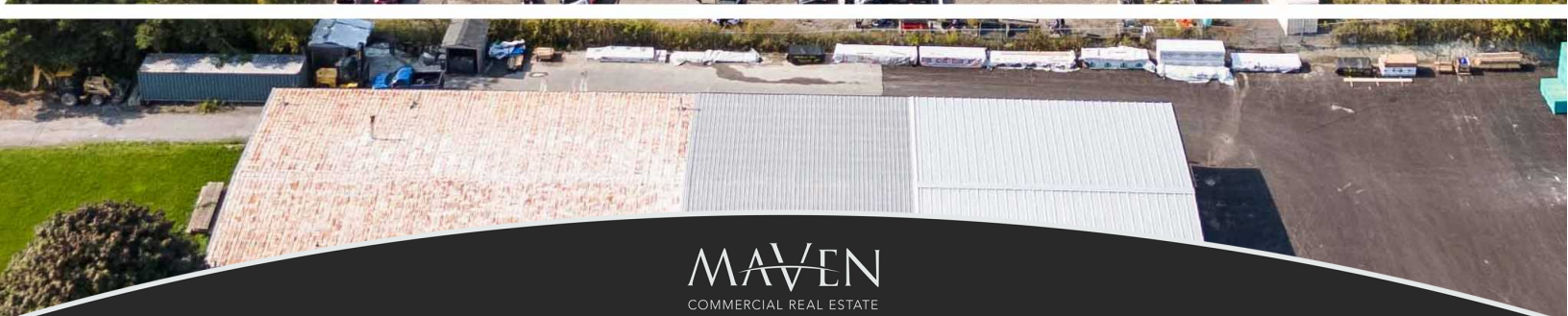
6.5 ACRE FUTURE HIGH DENSITY
DEVELOPMENT

\$18,000,000

45 - 65 Cigas Road
Clarington, ON L1E 2T1



 METROLINX



MAVEN
COMMERCIAL REAL ESTATE
BROKERAGE

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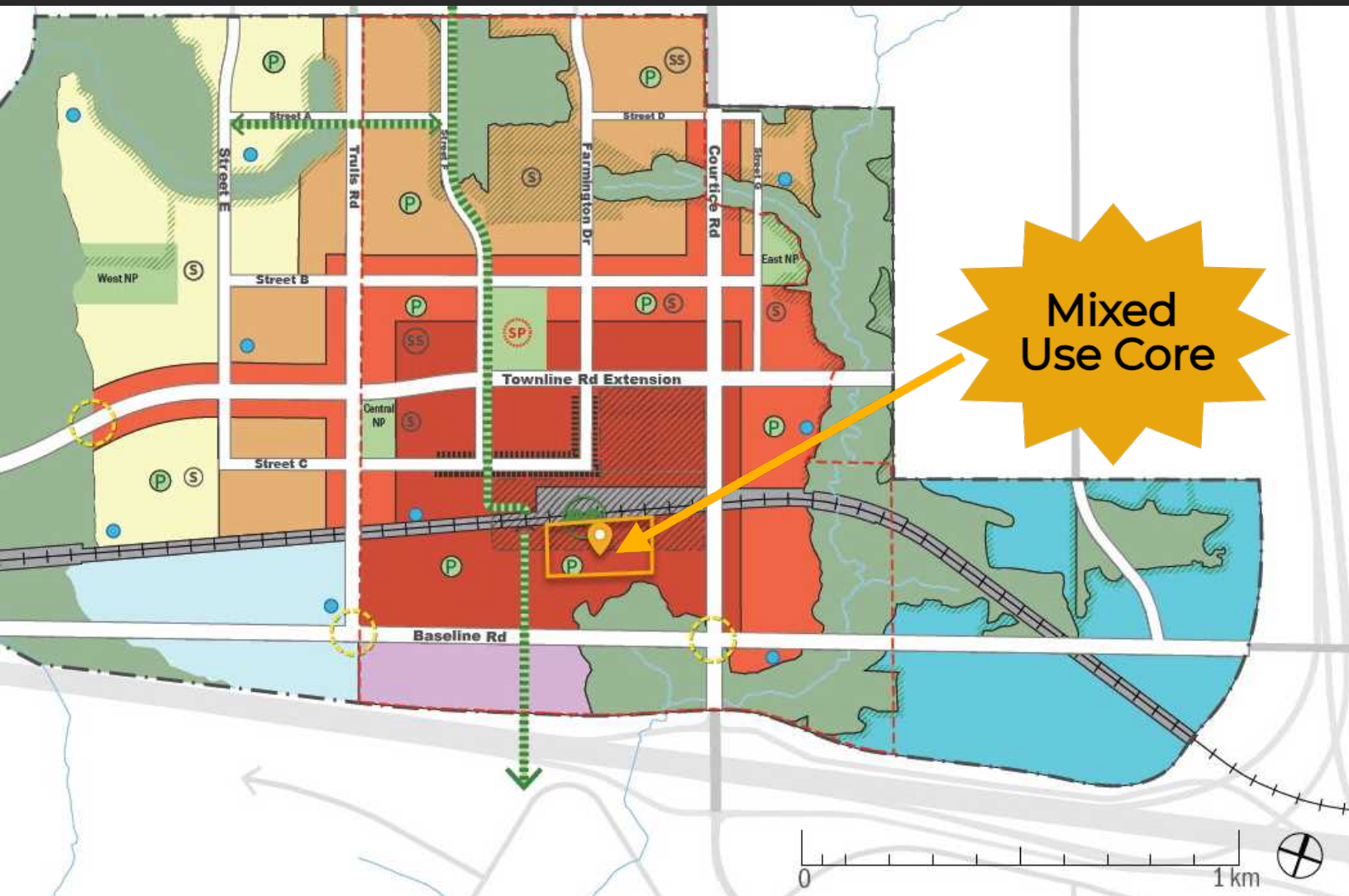
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PROPERTY DESCRIPTION

45,61,65 Cigas Rd, Clarington ON
45 Cigas Road | Courtice, ON L1E 2T1

03



Property Description

Located in Courtice's highest-density zone for future development, this 6.5-acre property is a key area for urban expansion. Directly adjacent to the future Metrolinx GO Station, this site is integral to the higher order Transit Oriented Community and is surrounded by some of the largest home developers in the country.

The Region of Durham estimates the Major Transit Station Area (MTSA) to generate 43,757 people and jobs (273 people/jobs per hectare) and approximately 13,100 new units. Currently zoned for industrial use with outside storage permitted, there's income in place, secure until 2027 as you navigate the development process.

Source: Special Planning and Development Committee Staff Report, 24-Apr-2023

SECTION I

Property Details



PROPERTY DETAILS

6.5 Acre Future High Density Development
45 Cigas Road | Clarington, ON L1E 2T1

05



Property Details

Price:	\$18,000,000
Zoning:	M2 Industrial
Official Plan:	Mixed Use Core
Property Tax:	\$7600.20 (2024)
In-place Income:	\$217,200/year
Current Improvements:	8,000sf
Lot Size:	6.5 Acres

SECTION II

Media



PHOTOS

45,61,65 Cigas Rd, Clarington ON
45 Cigas Road | Courtice, ON L1E 2T1

07



PHOTOS

45,61,65 Cigas Rd, Clarington ON
45 Cigas Road | Courtice, ON L1E 2T1

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PHOTOS

45,61,65 Cigas Rd, Clarington ON
45 Cigas Road | Courtice, ON L1E 2T1

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SECTION III

Drone Video



DRONE FOOTAGE

45,61,65 Cigas Rd, Clarington ON
45 Cigas Road | Courtice, ON L1E 2T1

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Click the YouTube Icon to view the
drone footage for this property



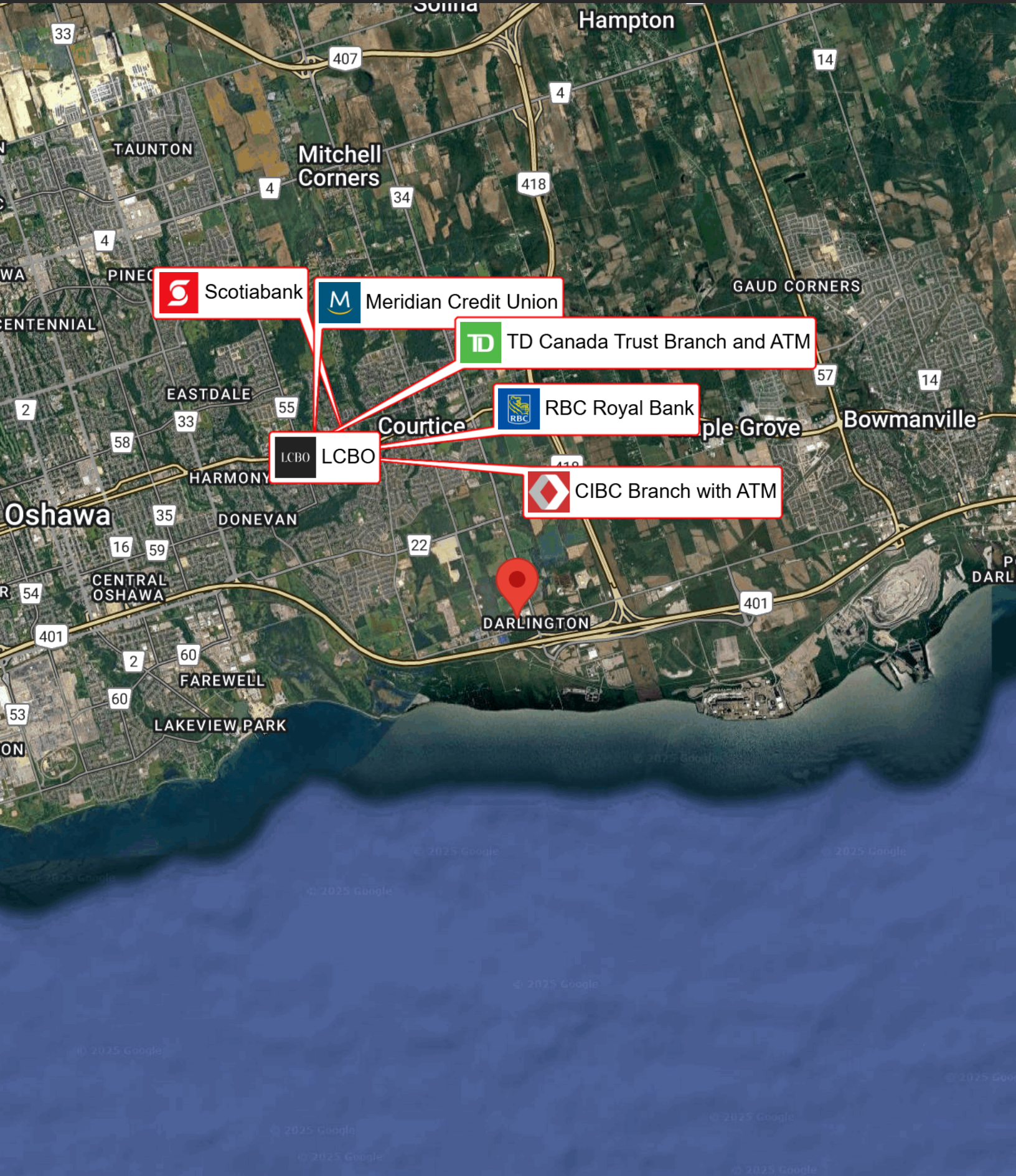
SECTION IV

Maps





BUSINESS MAP

45,61,65 Cigas Rd, Clarington ON
45 Cigas Road | Courtice, ON L1E 2T1




 Scotiabank

 Meridian Credit Union

 TD Canada Trust Branch and ATM

 RBC Royal Bank

 LCBO

 CIBC Branch with ATM

REGIONAL MAP

45,61,65 Cigas Rd, Clarington ON
45 Cigas Road | Courtice, ON L1E 2T1

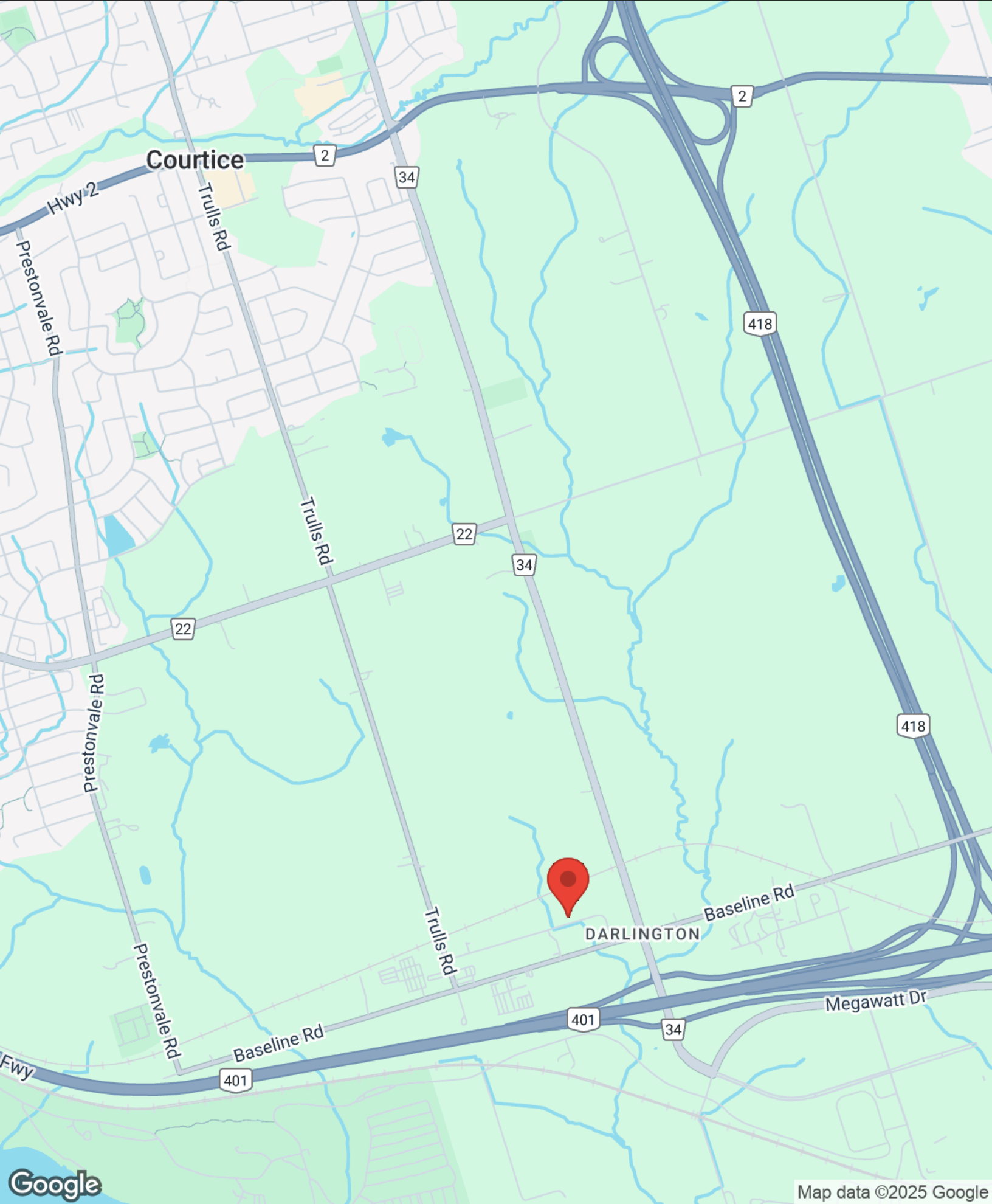
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Map data ©2025 Imagery ©2025 NASA

AERIAL MAP

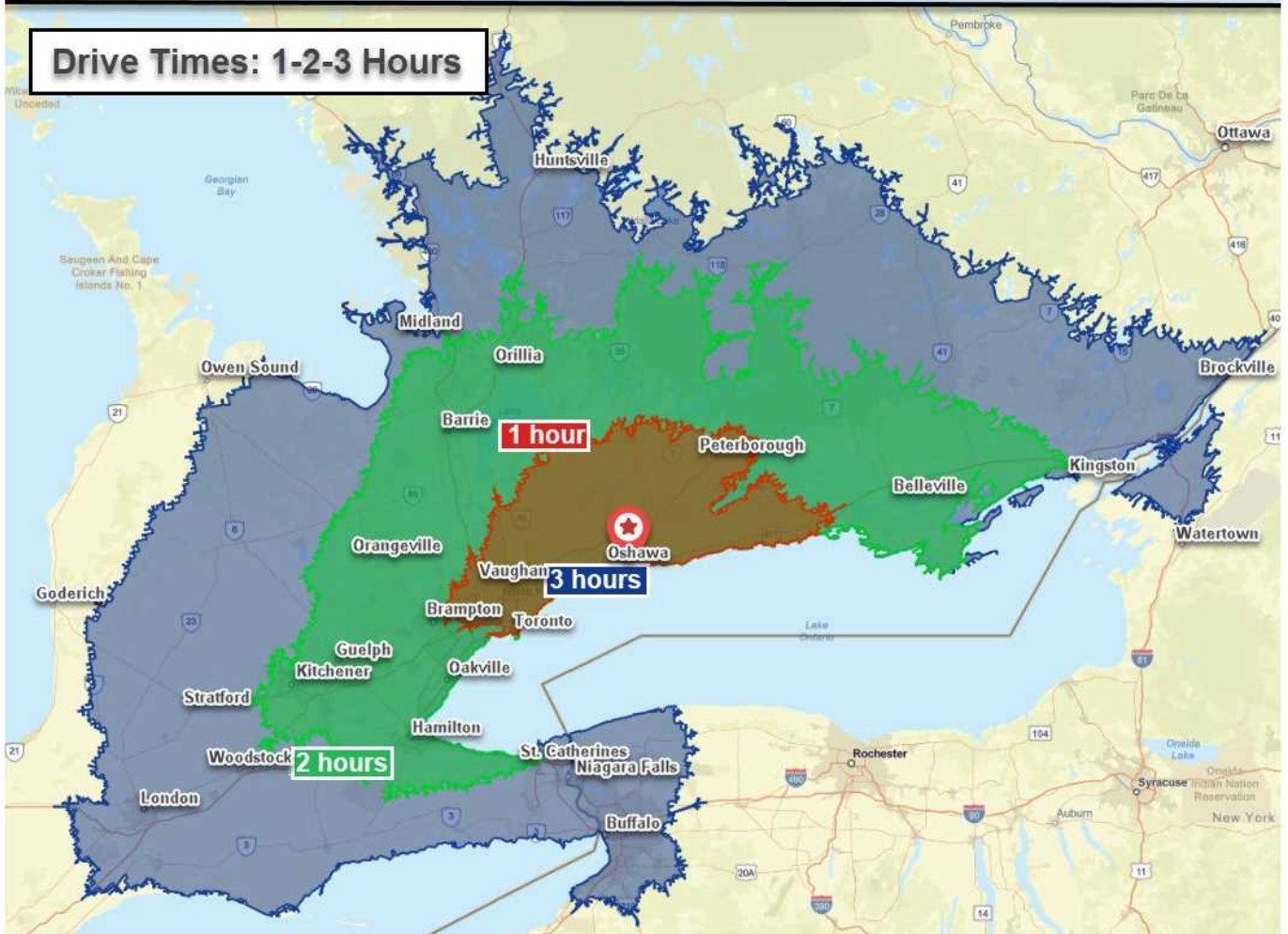
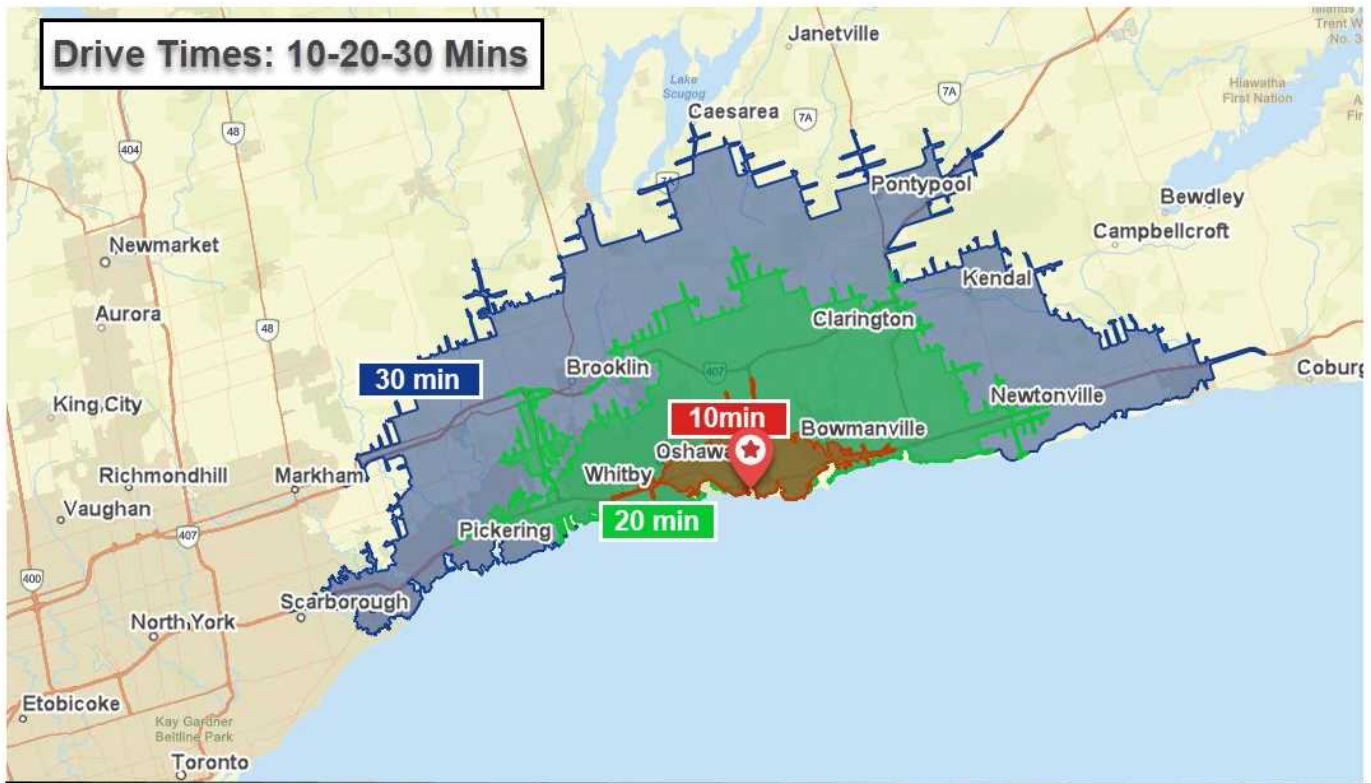
45,61,65 Cigas Rd, Clarington ON
45 Cigas Road | Courtice, ON L1E 2T1



DRIVE TIMES

45,61,65 Cigas Rd, Clarington ON
45 Cigas Road | Courtice, ON L1E 2T1

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SECTION V

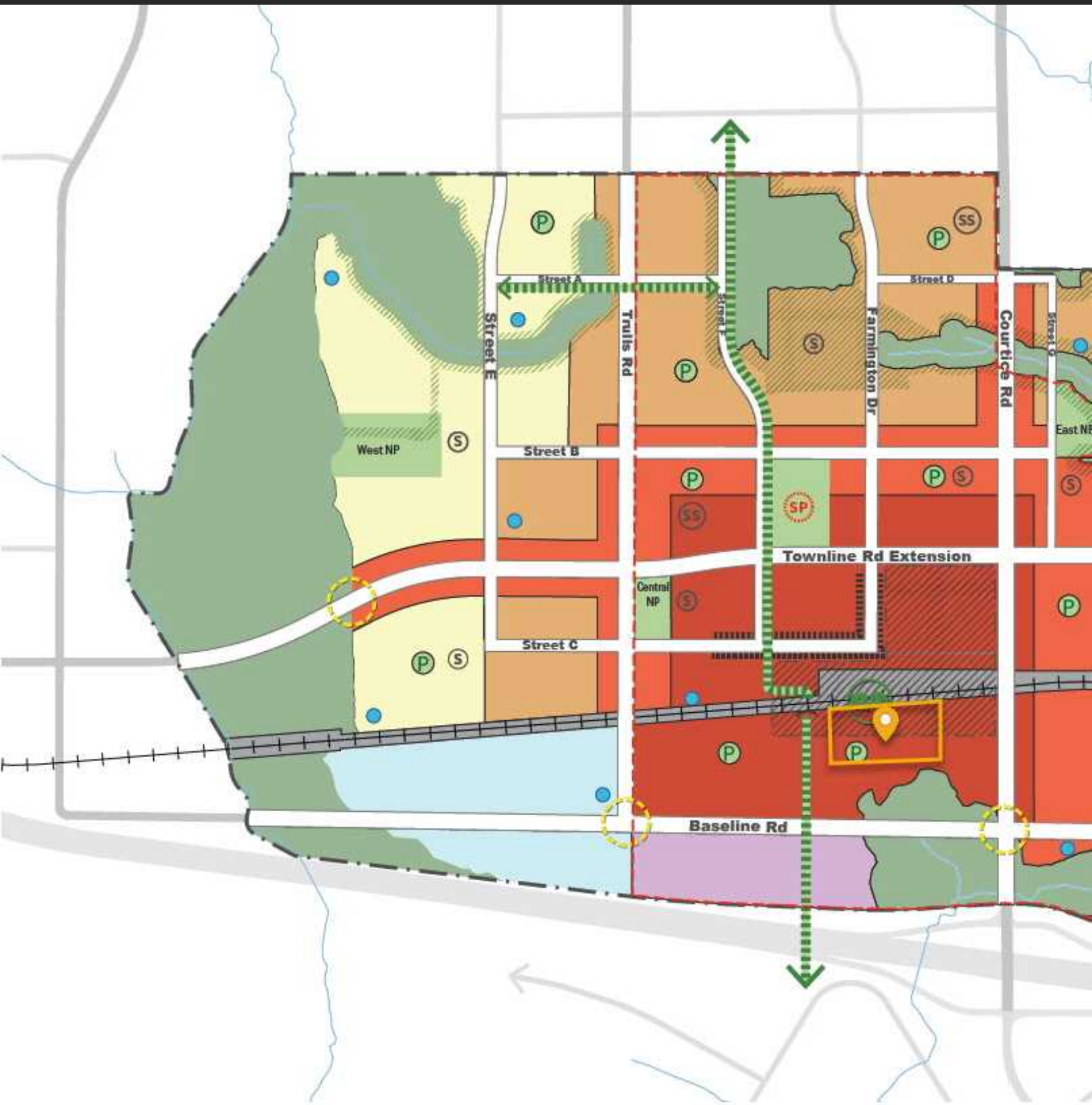
Planning



OFFICIAL PLAN

45,61,65 Cigas Rd, Clarington ON
45 Cigas Road | Courtice, ON L1E 2T1

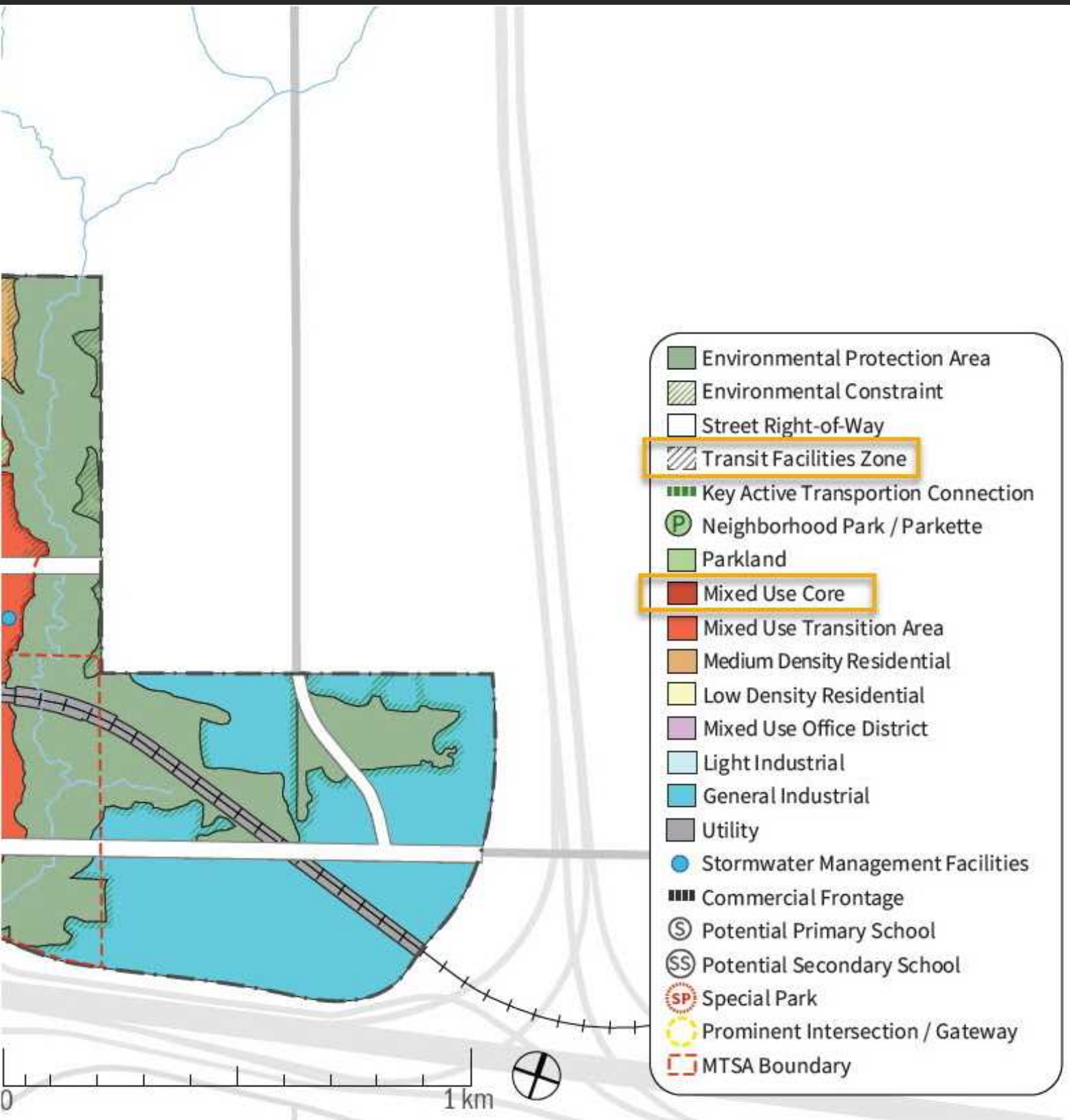
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OFFICIAL PLAN

45,61,65 Cigas Rd, Clarington ON
45 Cigas Road | Courtice, ON L1E 2T1

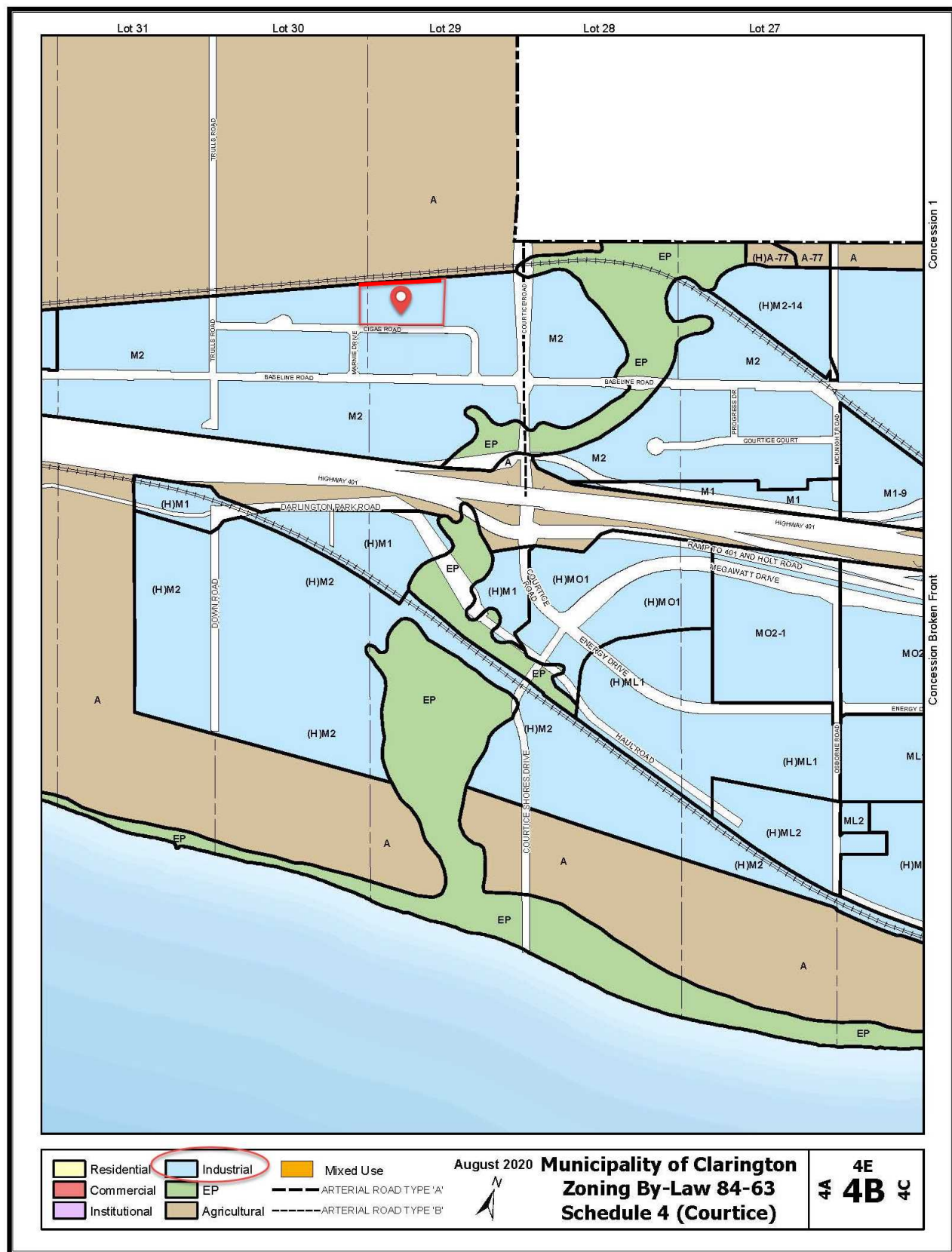
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ZONING MAP

45,61,65 Cigas Rd, Clarington ON
45 Cigas Road | Courtice, ON L1E 2T1

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[Click here for the full Municipal Zoning By-Law](#)

Section 24

24. General Industrial (M2) Zone

24.1 Permitted Uses

No person shall within the General Industrial (M2) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

a. Residential Uses

Prohibited

b. Non-Residential Uses

- i) All those uses permitted in the M1 Zone;
- ii) Equipment sales and rental, heavy;
- iii) A feed mill or seed cleaning plant;
- iv) A cartage or transport depot and yard;
- v) A farm implement and equipment sales and service establishment;
- vi) Bulk storage tanks and related uses;
- vii) Motor vehicle body shop;
- viii) Motor vehicle repair garage;
- ix) Contractor's or tradesman's workshop and yard;
- x) Outside storage of goods and materials where such use is accessory and incidental to a permitted use;
- xi) A storage area for boats and trailers;
- xii) A precast concrete products or prefabricated wood products manufacturing and fabricating plant; and

Added by By-law 86-40

- xiii) An auction room.

24.2 Regulations for Non-Residential Uses

a. Lot Area (minimum)

- | | | |
|-----|--|--------------------|
| i) | Lots serviced by full municipal services | 3000 square metres |
| ii) | Lots serviced by a municipal water system or private well and a private sanitary waste disposal system | 4000 square metres |

b.	Lot Frontage (minimum)	30 metres
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Section 24

c. Yard Requirements (minimum)

i)	Front Yard	7.5 metres
ii)	Exterior Side Yard	7.5 metres
iii)	Interior Side Yard	5 metres
iv)	Rear Yard	7.5 metres

d. Special Yard Provisions

Notwithstanding the yard requirements set forth under section 24.2(c) hereof to the contrary, where the interior side lot line of a lot within the General Industrial (M2) Zone abuts a Residential Zone the minimum interior side yard requirement shall be 20 metres.

e. Lot Coverage (maximum) 60 percent

Amended by By-law 87-21

f. Landscaped Open Space (minimum)

10 percent which shall include an area 1.5 metres in depth abutting every exterior lot line except where such area is occupied by a driveway or walkway.

g. Building Height (maximum) 12 metres

h. Planting Strip Requirements

Where the interior side or rear lot line abuts a Residential, Community Facility or Private Open Space Zone, an area adjoining such abutting lot line shall be used for no other purpose than for a planting strip in accordance with the provisions of Section 3.17 of this By-law.

24.3 Regulations for Outside Storage

Within the General Industrial (M2) Zone, no portion of any lot shall be used for the outside storage of goods or materials except in accordance with the following provisions:

- a. Such outside storage shall be located in a rear or interior side yard and shall not be located closer to a public street than any principle structure located on the same lot, and further provided that such outside storage is not located closer than 1.20 metres to a rear or interior side lot line where the lot line abuts a lot

Section 24

- zoned for industrial purposes, or 5 metres of a rear lot line or interior side lot line abutting a lot zoned other than industrial, or 5 metres of any public street.
- b. That such outside storage does not cover in excess of 70 percent of the total lot area.
- c. That any portion of a lot used for the outside storage or display of goods or materials is screened from adjacent residential uses and public streets adjoining the lot by buildings, or, is enclosed by plantings in conjunction with a planting strip as may be required under this By-law, or, is enclosed within a wooden or metal or masonry fence extending at least 1.8 metres in height from the finished grade.

24.4 Special Exceptions - General Industrial (M2) Zone

24.4.1 General Industrial Exception (M2-1) Zone

Notwithstanding Section 24.1, those lands zoned M2-1 on the Schedules to this By-law may only be used for a manufacturing, processing, assembly or fabrication plant.

24.4.2 General Industrial Exception (M2-2) Zone

Notwithstanding Sections 24.1 and 24.2, those lands zoned M2-2 on the Schedules to this By-law shall only be used for a boat repair shop or boat storage area in accordance with the following provisions:

- a. For the purpose of this special exception:

i) Boat Repair Shop: shall mean a building or structure wherein pleasure boats, yachts and appurtenant equipment are repaired, maintained or constructed

ii) Boat Storage Area: shall mean an enclosed area which may contain buildings or structures and which is used for the outside storage, maintenance and/or repair of pleasure boats, yachts and appurtenant equipment.
- b. Lot Area (minimum)1 hectare
- c. Lot Frontage (minimum)75 metres
- d. Front Yard (minimum)30 metres
- e. Side Yard (minimum)14 metres

SECTION VI

Demographics

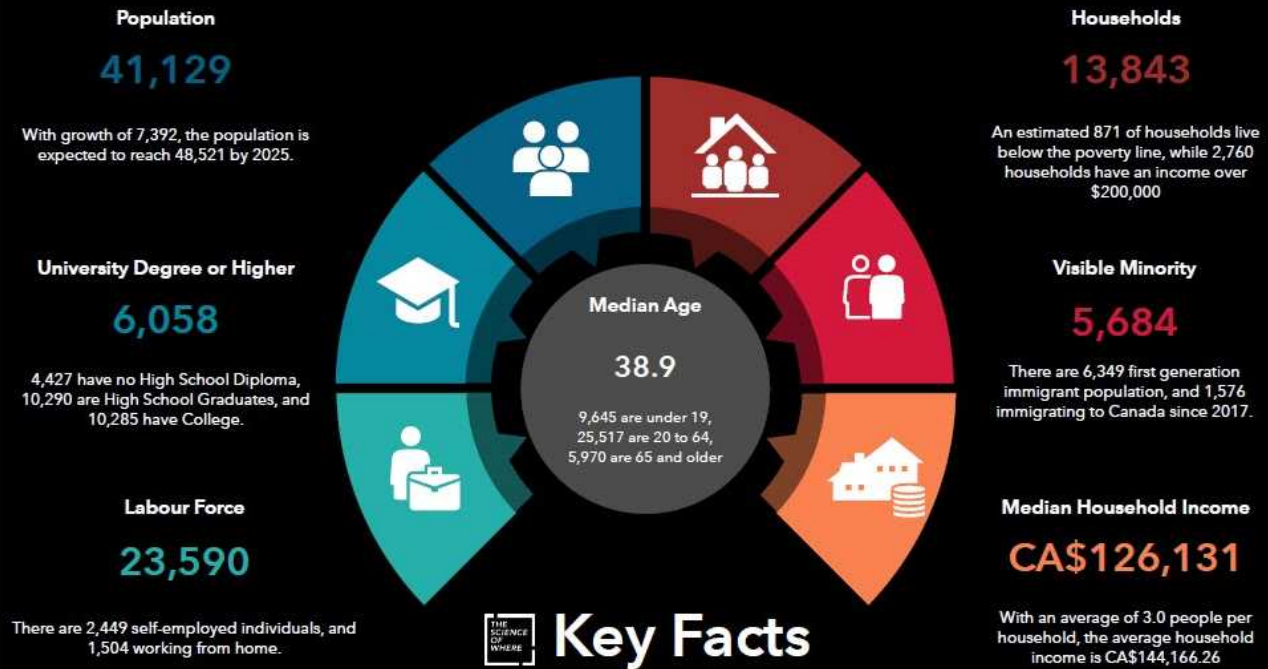


DEMOGRAPHICS

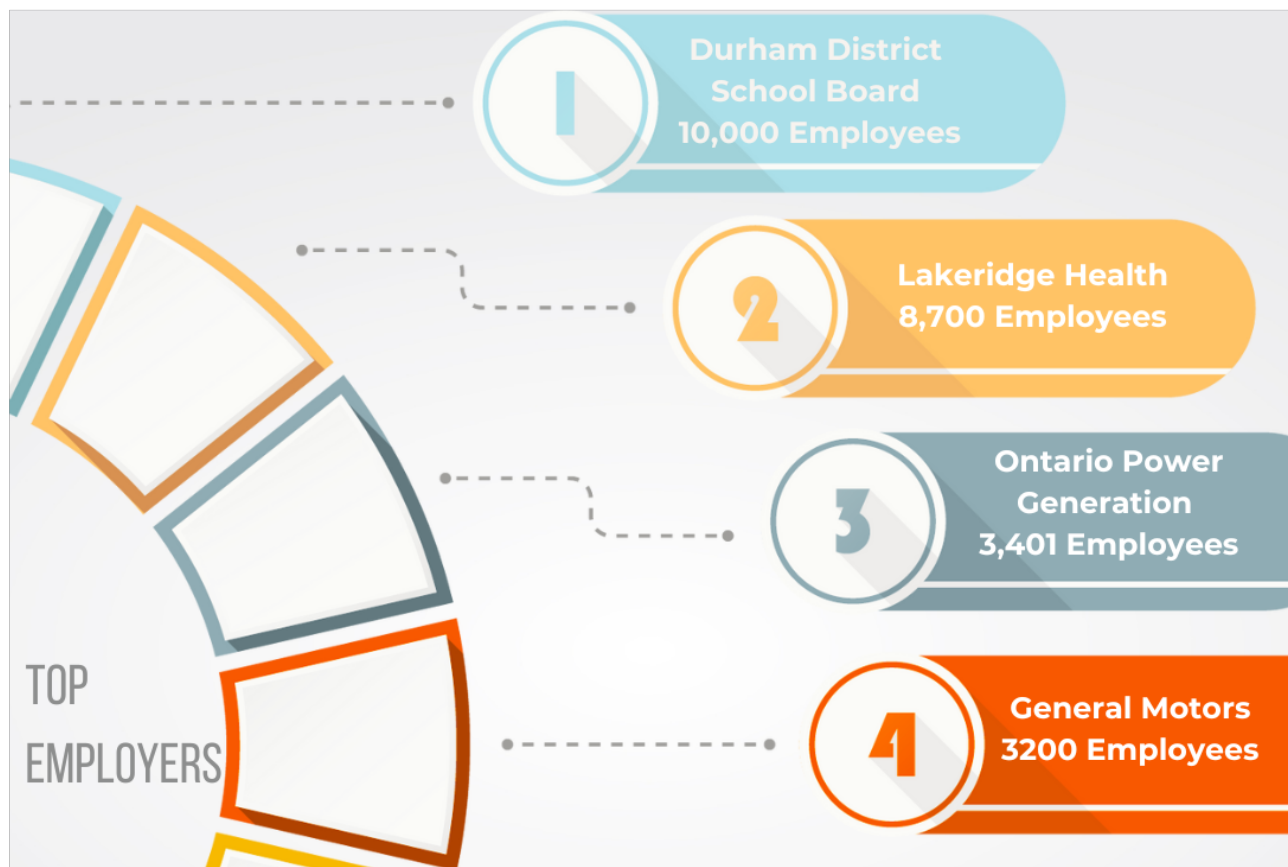
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45 Cigas Road | Courtice, ON L1E 2T1

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45 Cigas Rd, Courtice, Ontario, L1E 2T1 Ring of 5 kilometers



[Click here for detailed Demographic Reports](#)



MAVEN CRE

Presented By



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After 21 years as a top real estate professional, and nine years specializing in Commercial and Investment Sales, I founded Maven Commercial Real Estate, recognizing that there was a lack of dedicated commercial real estate brokerage and advisory services to support the data driven decision making requirements of institutional and private capital investors who are invested in Barrie and Simcoe County.

With longstanding roots in Simcoe County dating back to the 1800s, you can imagine the breadth and depth of connections and relationships that time would allow to develop, and because of that, MAVEN is based on a foundation of loving this community and seeing it flourish through the investment, hard work and wisdom of the risk takers at large who believe in this community. We make a point of being continually involved both locally and globally to maximize every opportunity for our clients. As a cohesive team, we are stretching and growing to continually learn new ways to provide out-of-the-box strategies to help our clients experience win-win solutions every time and dig deep to back it up with real data.

We are excited at the opportunity to provide real insight and value to Commercial Real Estate stakeholders and invest our resources alongside our clients in the journey ahead!

Your **MAVEN** Team

Stephanie Maye
SIOR CCIM



Co-Founder
Broker of Record

Blair Maye



Co-Founder
Chief Operating Officer

Kristy Novis



Operations
Manager

Chelsea Burns



Licensed Assistant
to Stephanie Maye

Devyn Burgess



Research Analyst

Jakelin Vega



Transaction
Coordinator

Taylor Matson



Transaction
Coordinator

Rachel Kiezebrink



Client Experience
Coordinator

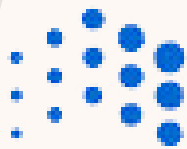
Affiliated Associations

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OREA **Ontario Real Estate
Association**



**Real Estate
Council of Ontario**

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