

For Sale: Land

74, 78, 82, 88, 94, 102  
Bridge Street, Bradford, ON



# 74,78,82,88,94,102 Bridge Street

Welcome to an exceptional opportunity to purchase 27.6 acres of land fronting on Yonge Street in Bradford. With the Bradford GO Station across the street, the property has C2 zoning, which the Town of Bradford supports Mixed-Use development with a focus on residential development. Discover the highlights of this site:

**Impressive Location:** Yonge Street frontage with Bradford GO Station located across the street, which makes for an attractive location for the commuter.

**Redevelopment Opportunity:** Town of Bradford supports Mixed-Use redevelopment envisioned by the Town/owner (with re-zoning possibility), with a focus on residential on over 3.9 acres zoned C2 - Commercial. Municipal support for development of a minimum density of 140 residential units.

**Due Diligence:** Geotechnical report has been completed, and Phase I Environmental currently being completed.

**Growing Community:** The Bradford Community is set to expand westward over the next 20 years.

## Property Details

74, 78, 82, 88, 94, 102 Bridge Street, Bradford, Ontario	
PIN	74 Bridge Street: 580110069 82 Bridge Street: 580110070 94 Bridge Street: 580110071
Lot Area	27.6 acres in total <ul style="list-style-type: none"><li>Comprised of over 3.9 acres of Land zoned C2</li></ul>
Zoning	C2 and AM
Net Operating Income	Approximately \$290,000.00 (to be confirmed)
Taxes (2023)	\$18,747.56



Listing Agents:

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**\$ Sale Price: \$9,950,000**



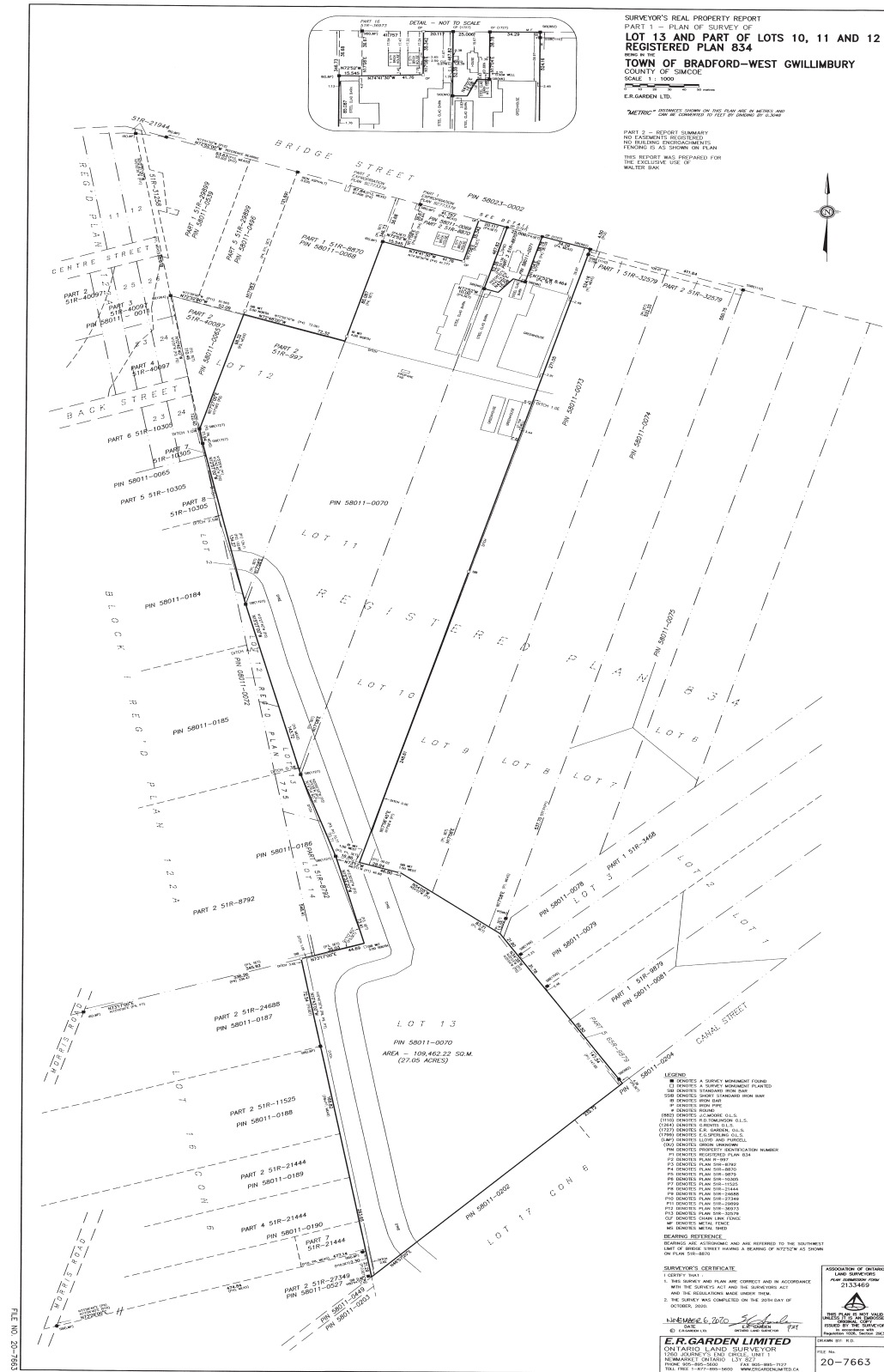
GO Station  
across  
from site

Yonge  
Street  
Frontage

Residential  
Development  
Opportunity

# 74,78,82,88,94,102 Bridge Street

Survey



# 74,78,82,88,94,102 Bridge Street

## Zoning: C2 & AM

### Use - C2 Zone

The following uses are permitted:

- Dwelling, Accessory (2)
  - Art Gallery
  - Animal Clinic – Small Animal
  - Business Office
  - Day Nursery (5)
  - Dry Cleaning Depot
  - Drive-through Service Facility (6)
  - Financial Institution
  - Fitness Centre
  - Funeral Home
  - Hotel
  - Laundromat
  - Miniature Golf Course
  - Medical Office
  - Motor Vehicle Body Shop (10)
  - Motor Vehicle Washing Establishment (10)
  - Motor Vehicle Repair Establishment (10)
  - Motor Vehicle Gas Bar (10)
  - Motor Vehicle Sales, Leasing and/or Rental Establishment (10)
  - Outdoor Display and Sales, Accessory (7)
  - Personal Service Establishment
  - Pet Salon
  - Place of Entertainment
  - Place of Amusement
  - Place of Assembly
  - Place of Worship
  - Parking Garage
  - Parking Garage, Accessory
  - Printing and Publishing
  - Establishment
  - Private Club
  - Restaurant
  - Restaurant, Take-out
  - Retail Store
  - School, Commercial
  - School, Private
  - Service Shop
  - Seasonal Farm Produce Sales Outlet
  - Shopping Centre
  - Specialty Food Store
  - Supermarket
  - Transit Station
2. Subject to Section 4.3 of this By-law.  
 5. Subject to Section 4.6 of this By-law.  
 6. Maximum number of drive-through service facilities per lot – 1.  
 7. Subject to Section 4.23 of this By-law.  
 10. Only uses that legally existed on the effective date of this By-law are permitted.

### Use - AM Zone

The following uses are permitted:

- Agricultural Use
- Cemeteries (2)
- Conservation Use
- Custom Workshop (4)
- Dwelling, Detached (5) (6)
- Farm Employee Accommodation, Accessory (8)
- Farm Related Tourism Establishment
- Greenhouse (9)
- Home Industry (2)
- Home Occupation (4)
- 2. Only uses and related floor area that legally existed on the effective date of this By-law are permitted.
- 4. Subject to Section 4.12 of this By-law.
- 5. Subject to Section 9.5 of this By-law.
- 6. Only permitted on lots that existed on February 28, 2005 (the effective date of the Greenbelt Plan).
- 8. Subject to Section 4.4 of this By-law.
- 9. Subject to Section 9.6 of this By-law.

Source: TOWN OF BRADFORD WEST GWILLIMBURY | ZONING BY-LAW 2010-050, AS AMENDED

Site Specific Zoning Exceptions	
74 Bridge Street 78 Bridge Street	Notwithstanding the permitted uses of the “C2” zone, lands zoned “C2*12” may also be used for: <ul style="list-style-type: none"> <li>• Motor vehicle sales, leasing, and/or rental establishment</li> </ul>
82 Bridge Street	Notwithstanding the permitted uses of the “C2” zone, lands zoned “C2*13” may also be used for: <ul style="list-style-type: none"> <li>• Outdoor storage as an accessory use, permitted in the rear yard only</li> </ul>
88 Bridge Street 102 Bridge Street	Notwithstanding the permitted uses of the “C2” zone, lands zoned “C2*14” may also be used for: <ul style="list-style-type: none"> <li>• Agricultural processing and storage facility;</li> <li>• Greenhouse;</li> <li>• Farm implement dealer</li> </ul>



# Area Amenities



## About Bradford

Bradford West Gwillimbury was incorporated as a Town in 1991. It is comprised of the former Town of Bradford, most of the lands of the former township of West Gwillimbury and a small portion of land from the Township of Tecumseth. Today, it includes the communities of Bradford, Bond Head, Coulson's Hill, Deerhurst, Dunkerron, Green Valley, Newton Robinson and Pinkerton.

The Town of Bradford West Gwillimbury offers a return to the small town charm and a sense of community long lost in larger urban centres. Known as a vibrant, thriving community of 36,000+ who possess a sense of pride and community spirit prevails. Our town is characterized by local initiatives and a commitment to be a complete and healthy community where there are opportunities for everyone to contribute and to benefit.







*A bright future  
for your business  
is right here.*

## **Lennard:**

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