

INDUSTRIAL | FOR SALE

2 TERRA DRIVE, MARKDALE



GREG PEACOCK
Broker of Record
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92,816 SQ. FT. INDUSTRIAL
BUILDING WITH EXCESS LAND

PROPERTY DETAILS

Address	2 Terra Drive, Markdale, ON
Legal Description	PT LT 99 CON 2 SWTSR MARKDALE, PT LT 100 CON 2 SWTSR GLENELG AS IN GS99485 EXCEPT PT 1 17R2940, PT 1 16R7519; S/T R491630; MUNICIPALITY OF GREY HIGHLANDS AND MUNICIPALITY OF WEST GREY
Building Area	92,816 sq. ft.
Office Area	4,649 sq. ft.
Lot Size	10.705 Acres
Power	600V / 800A

Clear Height	12' - 14'
Shipping	6 Truck Level / 1 Drive-In Door
Zoning	M2 & ER
Construction Year	1960 Additions completed 1969, 1982, 1990, 2002
Taxes	\$37,793.34 (2022)
Highlights	- Surface parking for approximately 85 vehicles - Excess land
Asking Price	\$7,600,000



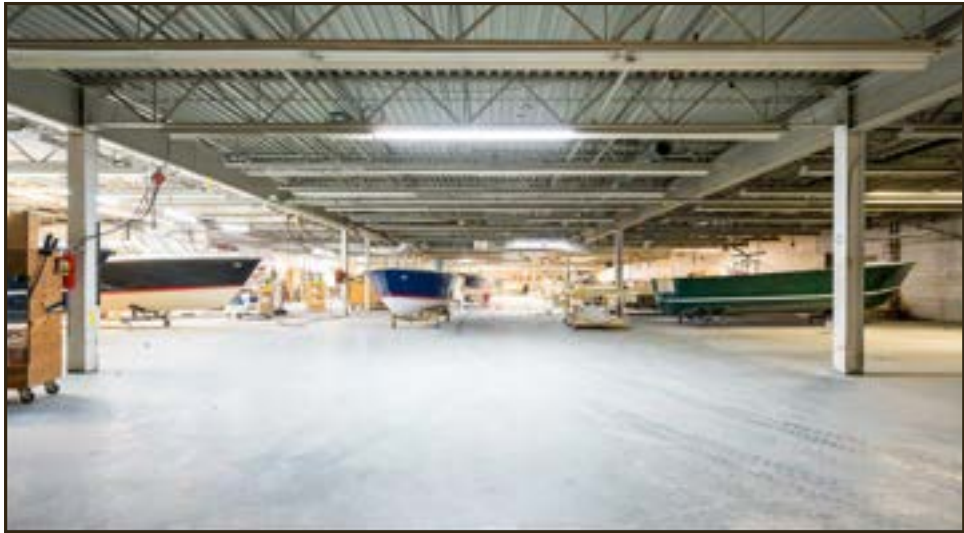


AREA OVERVIEW

Markdale, Ontario is a community in the Municipality of Grey Highlands. It's been a hub for central Grey County for many decades and is home to Canada's frozen treat maker, Chapman's Ice Cream. Markdale offers numerous open spaces, a variety of year round recreational activities, tourism attractions and local access to goods and services. Although only 30-40 minutes south from Owen Sound, Thornbury and Collingwood, Markdale is in close proximity to Beaver Valley Ski Club, Glenelg Nordic Ski Club and Trail, Markdale Country Club, The Ferns Golf & Country Club and Townsend Lake Golf & Country Club. The local restaurants, shops, bed and breakfasts and even the largest family run alpaca farms make this quiet community the next place to visit.



PROPERTY
PHOTOS



ZONING INFORMATION



Heavy Industrial (M2) Zone M2 - Permitted Uses

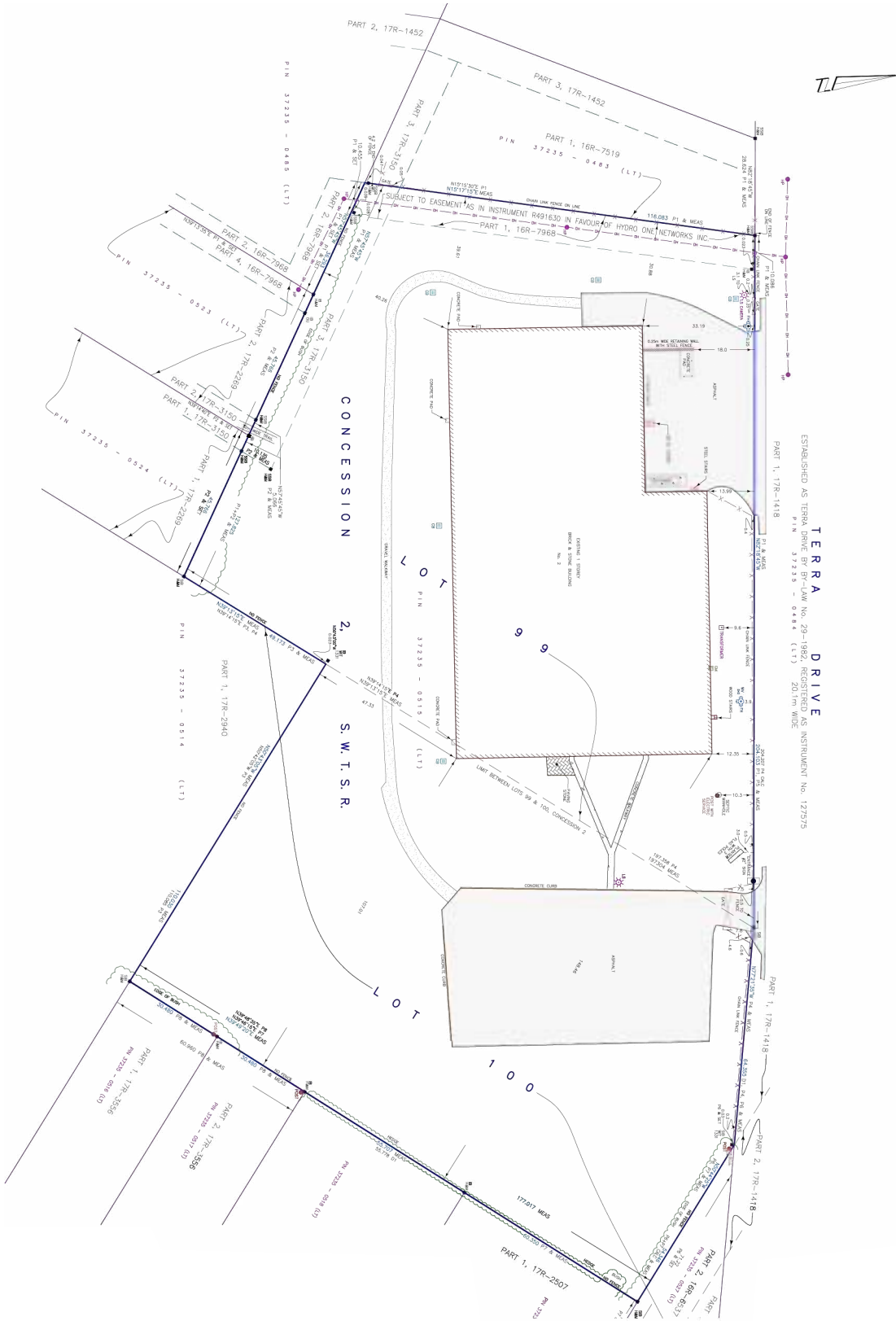
- Assembly and manufacturing uses
- Food or beverage production
- Foundry
- Concrete production
- Public works uses
- Motor vehicle sales and service establishment
- Uses, buildings and structures accessory to a permitted use

Estate Residential (ER) Zone

ER - Permitted Uses

- One single detached residential dwelling unit
- Home occupation
- Home industry
- An accessory apartment dwelling unit within a detached dwelling in accordance with Section 6.29
- Accessory uses buildings and structures in accordance with Section 6.1

SURVEY





ACCRETIVE REALTY PARTNERS INC., BROKERAGE

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