

INDUSTRIAL LAND

FOR SALE



12116 Woodbine Ave., Whitchurch-Stouffville, ON

25.73 Acres of Draft Plan Employment Land in Whitchurch-Stouffville, ON. Located in thriving York Region, this area boasts a strategic position within close proximity to key industrial and commercial hubs.



FLYOVER VIDEO

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The Subject PROPERTY

HIGHLIGHTS

Legal Description	A portion of PCL 35-1 SEC W3; PT LT 35 CON 3 (MKM) PT 1 65R6089 ; WHITCHURCH-STOUFFVILLE to be severed
Size	25.73 acres
Purchase Price	\$26,000,000
Proximity	Highway 404 and Stouffville Road
Frontage	Highway 404 ~ 1,000 ft. Woodbine Ave. ~ 150 ft.
Possession	Immediate
Zoning	Employment-Business Park- Gormley- EBP-G(4)(w)(h)
Ideal Use	Industrial Development
Draft Plan of Subdivision	Part of Lot 35, Concession 3 E.Y.S
Services- Water	Well
Services- Sewer	Septic
Services	Gas and Electricity Available

Note: A connection to the municipal water and sewer system is anticipated in the near future.



Draft Plan of Subdivision

YIELD at a glance

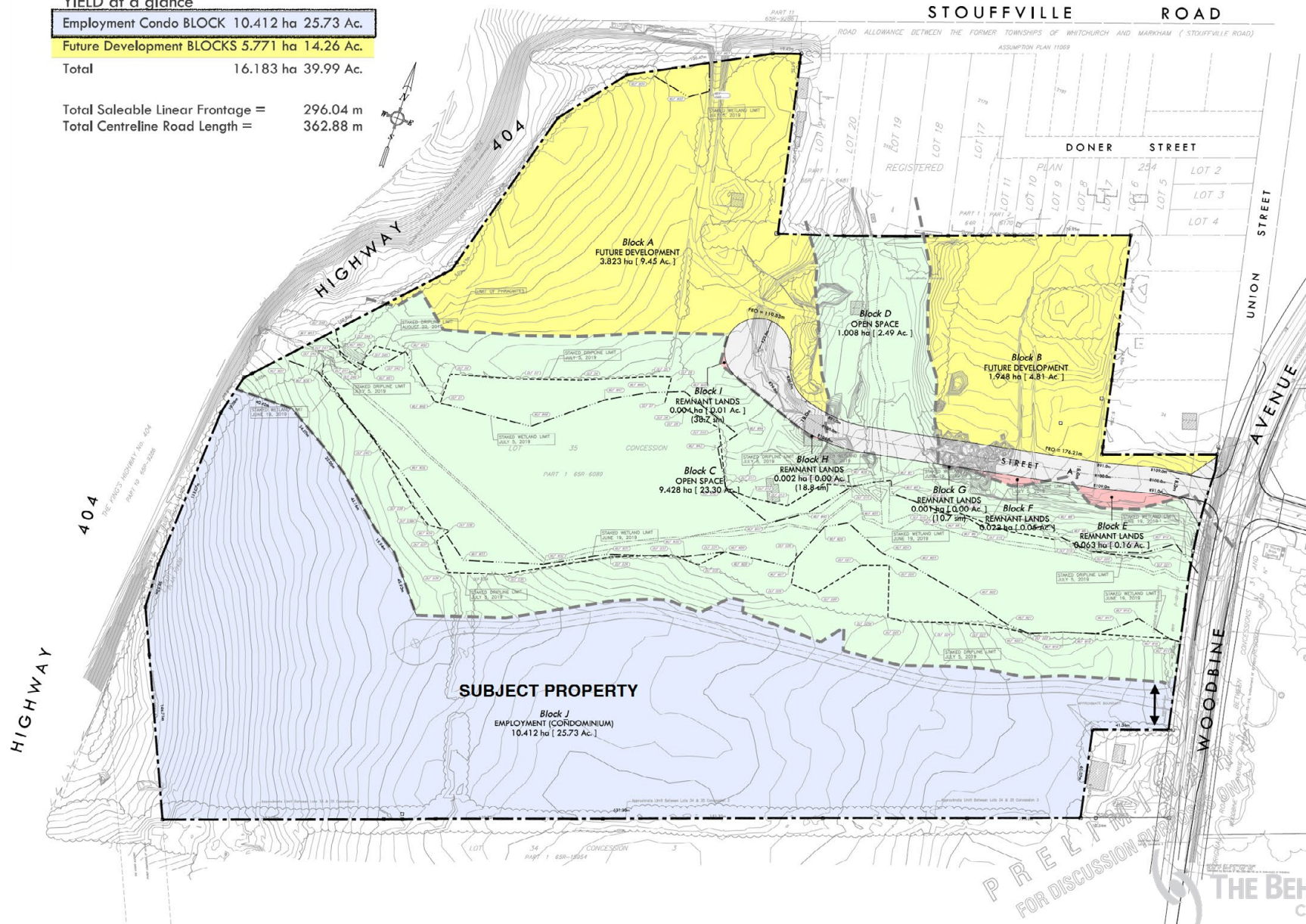
Employment Condo BLOCK 10.412 ha 25.73 Ac.

Future Development BLOCKS 5.771 ha 14.26 Ac.

Total 16.183 ha 39.99 Ac.

Total Saleable Linear Frontage = 296.04 m

Total Centreline Road Length = 362.88 m



Employment Zones & PERMITTED USES

Town of Whitchurch-Stouffville Comprehensive Zoning By-law 2010-001-ZO

Employment Business Park - Gormley (EBP-G(4)(w)(h))

Permitted Uses:

- Accessory Retail Store (1)
- Adult Retraining Schools
- Day Care Centre (5)
- Fitness and Recreation Facilities
- Manufacturing or Assembling or Processing
- Office
- Research and Development Establishment
- Service Establishment
- Warehouse
- Wholesale Sales and Distribution

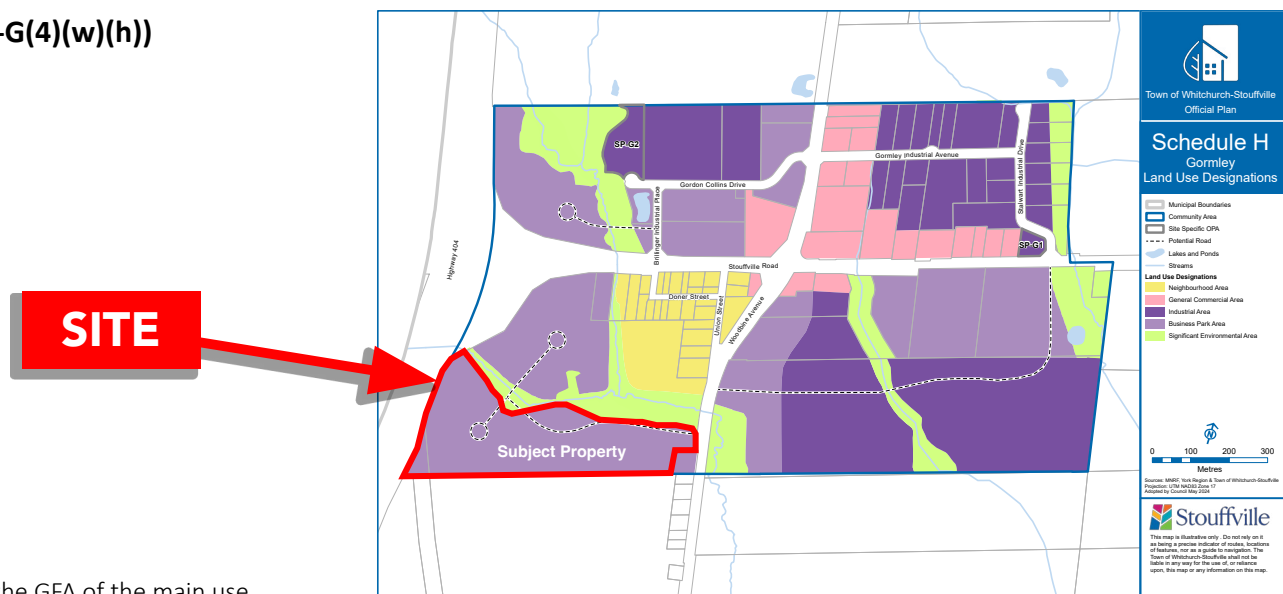
Qualifying Notes to Permitted Uses:

(1) An accessory retail store shall not exceed 10% of the GFA of the main use.

(5) this use is permitted only if it is accessory to a permitted use.

(10) Accessory outdoor storage is permitted only as an accessory use to a permitted use taking place in a building on the site and is permitted in rear and side yards only. The area used for accessory outdoor storage shall be screened in accordance with the Town's Fencing By-law. Notwithstanding any provision in this By-law to the contrary, the minimum landscaped buffer at the property boundary shall be 4.5 m in a lot with accessory outdoor storage. The screening shall not be subject to any minimum yard requirements of this By-law.

(13) For lots that are zoned Employment Business Park-Gormley (EBP-G) in instances where that a portion of the lot zoned EH is greater than 2.4 ha in area, the maximum coverage for Accessory Outdoor Storage within the Employment Heavy Zone is 80%. The minimum landscaped buffer at the property boundary of 4.5 shall be required notwithstanding any other provision of this By-law. (2011-151-ZO)



The Bradford BYPASS

Proposed 16.2-kilometre long freeway connecting Highway 400 and Highway 404

Connecting Communities

The Bradford Bypass is envisioned as a convenient connection stretching from Highway 400 near 8th Line and 9th Line in Bradford West Gwillimbury, weaving through a section of King Township, to meet Highway 404 close to Queensville Sideroad and Holborn Road in East Gwillimbury. It's a path that brings communities together, designed with everyone in mind.

Projected Benefits

The Bradford Bypass is part of Ontario's plan to expand highways and public transit across the Greater Golden Horseshoe to fight congestion, create jobs and prepare for the massive population growth expected in the next 30 years.

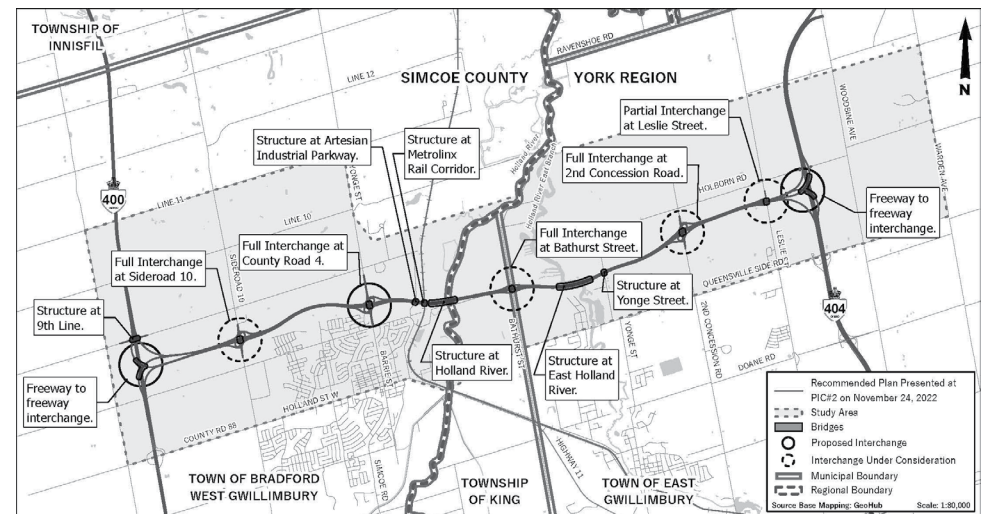
A Catalyst for Regional Growth

The Greater Golden Horseshoe is one of the fastest-growing regions in North America. It is expected to attract 1 million new people every five years, reaching nearly 15 million by 2051. That is a population increase of more than 50 per cent compared to today. As the region continues to grow and remains Canada's economic engine, the number of trucks on the road is expected to double by 2051. For Ontarians in 2051, average travel speeds are expected to be 16 per cent slower when compared to 2016.

Congestion already costs Ontario billions in lost productivity, adds to the costs of goods and reduces quality of life. Without new infrastructure to help move people and goods, the region will quickly become overwhelmed. Simcoe County's population is expected to increase to 416,000 by 2031, with the Regional Municipality of York growing to 1.79 million by 2041. The proposed Bradford Bypass would help address the expected population growth and additional travel demand in the area.

In particular, the Bradford Bypass would relieve congestion on existing east-west local roads and provide a northern freeway connection between Highway 400 and Highway 404. Commuters will save up to 30 minutes using the BBP, compared to using local roads.

For more information, please visit: www.bradfordbypass.ca



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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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