

# 4715 BARTLETT ROAD

BEAMSVILLE, ON

**CBRE**



**POTENTIAL REDEVELOPMENT LAND**

**FOR SALE**

**Jonathan Leary\***  
Executive Vice President  
905 315 3695  
[jonathan.leary@cbre.com](mailto:jonathan.leary@cbre.com)

**Lindsay Sparks\***  
Associate Vice President  
905 315 3687  
[lindsay.sparks@cbre.com](mailto:lindsay.sparks@cbre.com)

**Max Lewis**  
Sales Representative  
905 315 3692  
[max.lewis@cbre.com](mailto:max.lewis@cbre.com)



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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

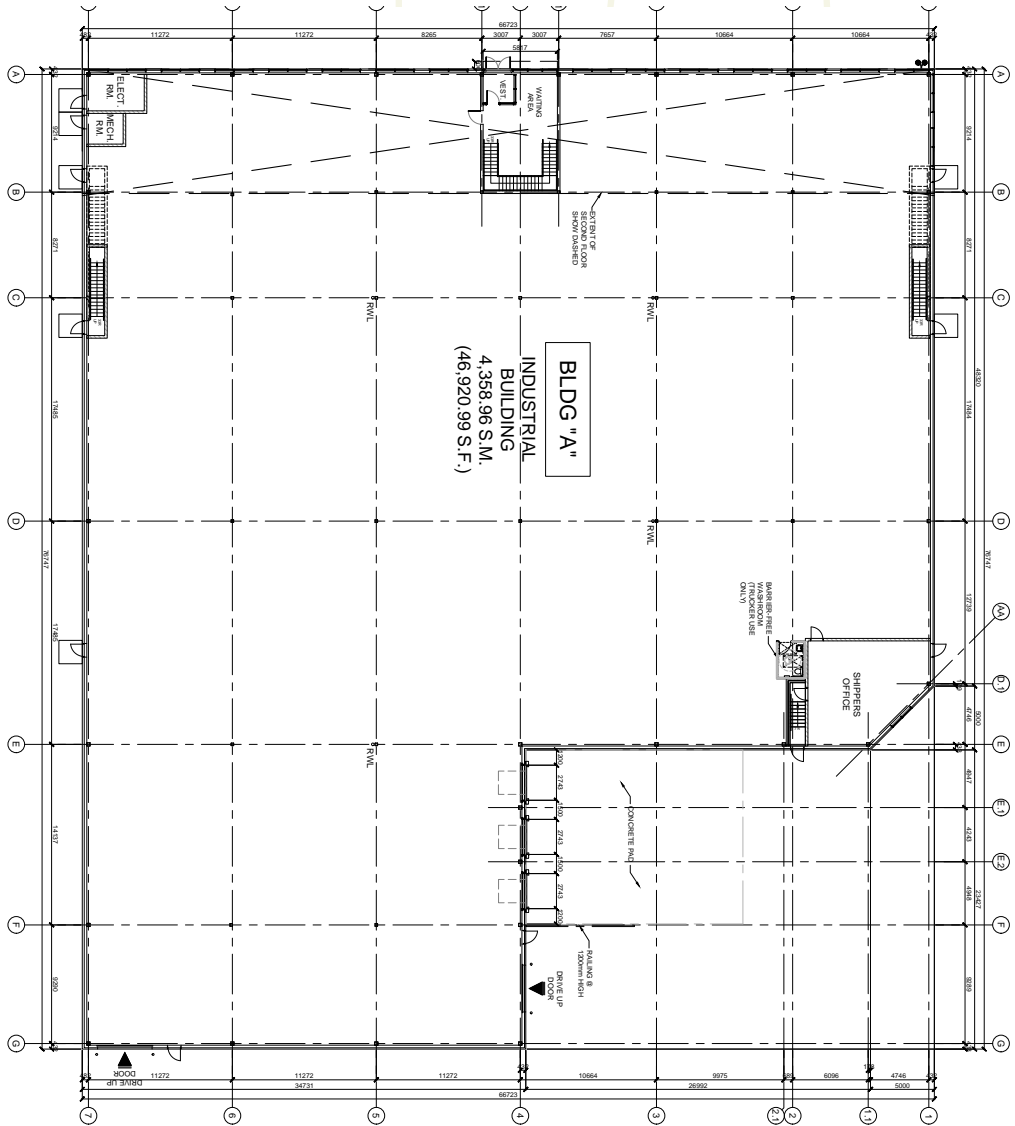


**OUTDOOR STORAGE PERMITTED**



**CLEAN SQUARE LOT CONFIGURATION**

# Proposed Site Plan





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# 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**

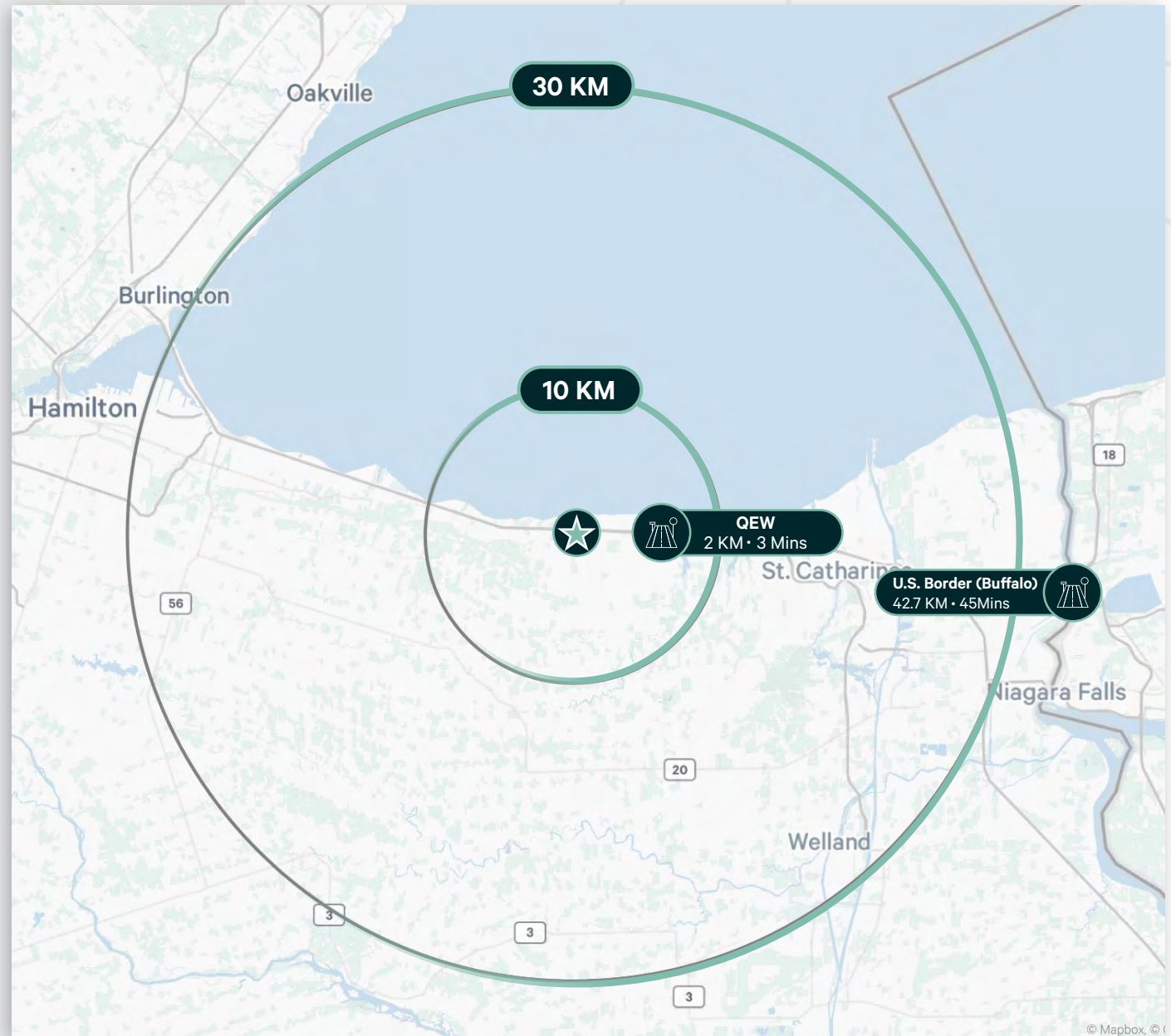
MEDIAN AGE  
**41.8**

**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





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# 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

### Jonathan Leary\*

Executive Vice President  
905 315 3695  
jonathan.leary@cbre.com

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Associate Vice President  
905 315 3687  
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Sales Representative  
905 315 3692  
max.lewis@cbre.com

CBRE Limited, Real Estate Brokerage | 1235 North Service Road West | Oakville, ON | L6M 2W2 | \*Sales Representative

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