



FOR SALE

DEVELOPMENT LAND OPPORTUNITY

560 Holland Street West, Bradford, ON

ASKING PRICE: \$1,900,000





PROPERTY OVERVIEW

The Opportunity



The Property

The Site is adjacent to a recently built Circle K Store, Esso Gas Station and car wash located immediately west at the corner of Holland Street West and 10 Sideroad. The Site is 48,351 sf in size and vacant and unimproved. The Site has direct exposure along Holland Street West and the lot spans approximately 165 feet along Holland Street West and has approximately 165 feet of frontage and a depth of 306 feet.



The Location

The area surrounding the Site is a bustling community hub offering a variety of amenities. Within a 5 minute drive there are popular dining options such as Harvey's, A&W, Subway, Guac Mexi Grill, Starbucks, Osmow's and McDonalds. Retail is easily accessible at Holland Street Square, which hosts over 35 stores including Pharmasave, Pizza Nova, and LCBO. Additionally, essential services like Shoppers Drug Mart, which houses a Canada Post outlet, are nearby to cater to health and mailing needs.



Special Policy Area 3 - Permitted Uses

Until such time as the Plan has been amended to incorporate the results of this study, uses permitted on the subject lands shall be limited to only those permitted in the Low Density Residential designation (detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings and townhouse dwellings) and legal existing uses only.

Zoning - Permitted Uses - Motor Vehicle Body Shop, Motor Vehicle Washing Establishment, Vehicle Repair, Vehicle Sales, Leasing and/or rental establishment, Parking Garage, and Restaurant.

Property Details

Address	560 Holland Street West, Bradford, ON
PIN	580131605
Legal Descripton	PT LT 11, CON 6 WEST GWILLIMBURY BEING PART 3 & 5 PLAN 51R-36672 TOWN OF BRADFORD WEST GWILLIMBURY
Improvements	Vacant and unimproved
Land Area	48,351 sf / 1.11 ac
Frontage	165 ft
Depth	306 ft
Zoning	C4*3(H1) - Automotive Commercial Exception 3 with a Holding 1
Official Plan	Community Commercial - Special Policy Area 3 (Holland Street West)
Asking Price	\$1,900,000

Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of the land located at the southeast corner of 10 Sideroad and Holland Street West, Bradford, Ontario. The Property is offered for sale at a price of \$1,900,000. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers will be reviewed on an as received basis.

Restrictions

The Property will be restricted against uses competitive with convenience stores and fuel. QSR permitted.

Contact

REILLY HAYHURST*

Senior Associate

+1 416 359 2429

reilly.hayhurst@cushwake.com

JEFF SCHEIDEGGER

Global Occupier Services

Account Manager for Circle K Surplus Disposition

+1 314 384 8662

jeff.scheidegger@cushwake.com

MIKE MURRAY*

Senior Associate

+1 416 359 2669

mike.murray@cushwake.com

CUSHMAN & WAKEFIELD

575 Maryville Centre Drive, Suite 600

Saint Louis, MO 63141-5813

United States

cushmanwakefield.com

JEFF LEVER*

Executive Vice President

+1 416 359 2492

jeff.lever@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

161 Bay Street, Suite 1500

Toronto, Ontario M5J 2S1

cushmanwakefield.com

