



2086 Shanly Road, Cardinal, ON

Development Land For Sale

Michael Pyman

Vice President
+1 613 683 2202
michael.pyman@colliers.com

Jordan Lovett

Vice President
+1 613 683 2239
jordan.lovett@colliers.com

Abarnath Devaraj

Senior Sales Representative
+1 613 683 2203
abarnath.devaraj@colliers.com

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Property Overview

Located at 2086 Shanly Road in Cardinal, Ontario, this 32.286 acre parcel of land presents an ideal canvas for development. This site is well located next to Highway 401 on and off ramps giving it easy connectivity to other markets. The site has a desirable Highway Commercial zoning that permits a number of permitted uses including; warehouse, transportation depot, self-storage, contractors yard, and much more. The site's convenient access to Highway 401 makes it a desirable site for warehousing, manufacturing, logistics, and transportation uses.

Civic Address Highway 401 & 2086 Shanly Road

Location Located on Shanly Road at Highway 401

Legal Description PT LT 7 CON 2 EDWARDSBURGH AS IN PR22751 & PR22752 EXCEPT PT 1, 15R9370; EDWARDSBURGH/CARDINAL

Pin Number 681490206

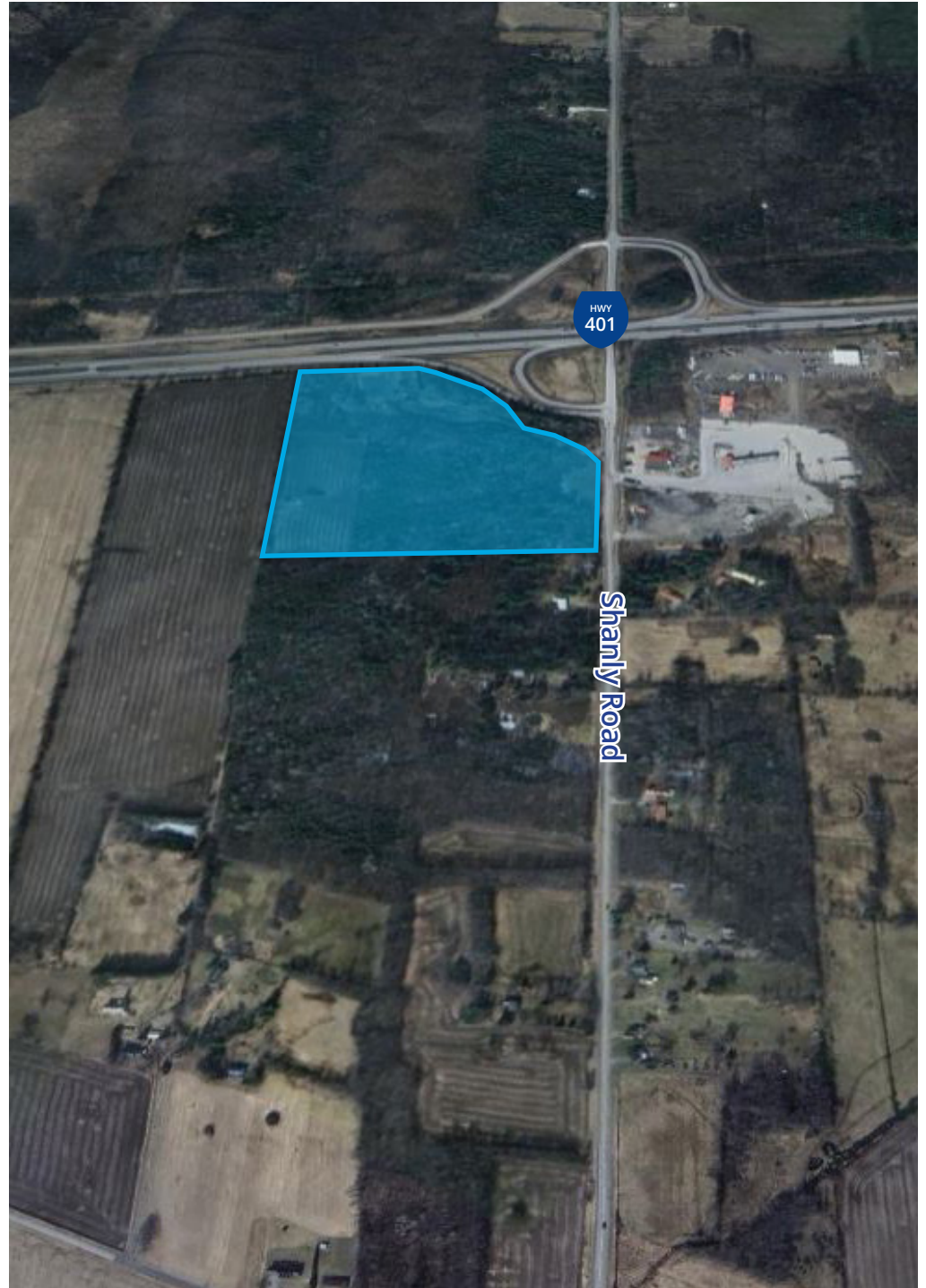
Type of Property Redevelopment

Site Area 1,406,357.35 ft² (32.286 Acres)

Dimensions 130.05 ft x 193.49 ft x 122.57 ft x 487.07 ft x 1,197.14 ft x 1,238.51 ft x 503.97 ft x 363.00 ft x 77.80 ft x 260.30 ft x 109.96 ft

Zoning CH – Highway Commercial Zone

List Price \$400,000.00





ENVIRONMENTAL: The Vendor has conducted on-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial will provide access to a "Confidential Data Room" which will contain, among other documents, relevant environmental reports and the Vendor's standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting an Expression of Interest. The property will be sold on an "as is, where is" basis. The Vendor will not be completing any further environmental assessment work or providing a Record of Site Condition for the property prior to closing.

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