



**VACANT LAND FOR SALE**

**Asking \$899,000**

**3007 Dundas St  
Burlington, ON**

  
**YOUSAFSOLDIT**  
REAL ESTATE

  
**THE RED MAPLE TEAM**  
**kw** **COMMERCIAL**  
KELLER WILLIAMS COMPLETE REALTY  
BROKERAGE, INDEPENDENTLY OWNED AND OPERATED



# Property Highlights

Unlock the potential of 3007 Dundas Street—a high-visibility vacant lot at the gateway to North Burlington. Positioned at the controlled intersection of Guelph Line and Dundas Street, this site offers immediate exposure and a geometric advantage that few other parcels can match.

## Features:

- **Dominant Exposure:** Over 204 feet of high-traffic frontage along Guelph Line, maximizing brand visibility for thousands of daily commuters.
- **Generous Site Depth:** A deep ~220-foot interior lot line provides a substantial canvas for site planning and setbacks.
- **Strategic Configuration:** An irregularly shaped corner lot designed to capture sightlines from multiple directions.
- **Blank Slate:** A rare, cleared vacant land opportunity in a rapidly growing corridor—ready for your vision.

Secure this strategic foothold in Burlington today.



# ABOUT BURLINGTON

The Gateway to the Golden Horseshoe

ANNUAL GDP

\$10.6 Billion

Diversified, resilient economy.

AVG. HOUSEHOLD INCOME

\$140,200

High Affluence  
(Top Tier in Ontario)

TOTAL POPULATION

199,484

Steady ~2% annual growth.

TALENT POOL

76%

Residents with Post-Secondary  
Education (Bach. Degree+)

VISITOR SPENDING

\$524 Million

Annual Tourism Impact  
(26% Increase YoY)

CONNECTIVITY

3 HWYS + 3 GO

Direct access to QEW, 403,  
407 & GO Transit.

SOURCES: Burlington Economic Development 2024 Annual Report & Labour Market Data.



## LAND FOR SALE: 3007 Dundas St / Burlington, ON

### PERMITTED USES

Zoning: NEC Escarpment Protection Area (Subject to Niagara Escarpment Commission Development Criteria)

### RESIDENTIAL & ACCOMMODATION

Single Detached Dwellings: Build your custom estate home.

Bed & Breakfasts: Hospitality opportunities.

Home Occupations & Home Industries: Ideal for running a business from your principal residence.

Accessory Dwellings: Mobile or portable units accessory to agriculture.

### AGRICULTURAL & BUSINESS POTENTIAL

Agricultural Uses: General farming and cultivation.

On-Farm Diversified Uses: Value-added opportunities (e.g., farm shops) in prime agricultural areas.

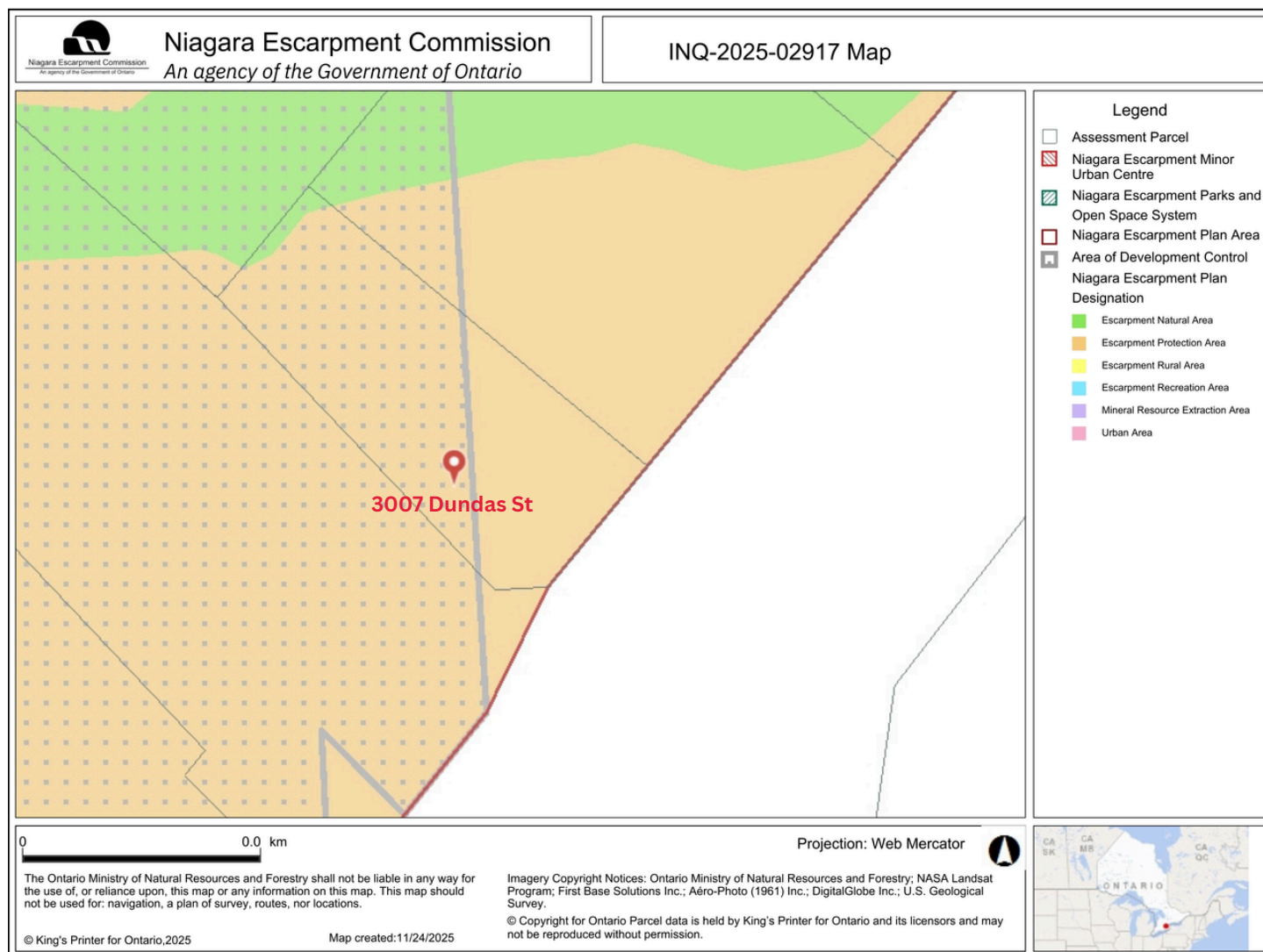
Forest & Wildlife Management: Sustainable land stewardship.

### COMMUNITY & INSTITUTIONAL

Institutional Uses: (Permitted outside of prime agricultural areas).

Recreational Uses: Non-motorized trail activities.

Nature Preserves: Conservation opportunities.



## **SIGNATURE CORNER: READY FOR DEVELOPMENT**

3007 Dundas Street offers a rare combination of high-traffic exposure and strategic positioning in one of Ontario's most affluent corridors. Situated at a controlled intersection, this 0.438-acre site provides a geometric advantage that is virtually impossible to find in today's market.

With over 204 feet of commanding flankage along Guelph Line, this property ensures your project will be seen by thousands of daily commuters. Whether for a custom estate or a high-profile home industry, this is a tangible asset in a protected enclave where inventory is scarce.

Opportunities to acquire vacant land at this location do not last.

Contact us today to discuss how this site fits your portfolio.

# Contact Us



**Jason Barry**  
Sales Representative  
Direct: (905) 906-8273  
jason@jasonbarryrealty.ca



**Yousaf Khalid**  
Sales Representative  
Direct: (905) 347-2011  
yousafsoldit@gmail.com



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