

**AVISON  
YOUNG**

# Land For Sale



**1.59 ACRES**

## **231 Baseline Road Clarington, ON**

**Eva Destunis**

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**Property Details**

<b>INTERSECTION</b>	Baseline Rd & Liberty St
<b>LOT SIZE</b>	1.59 acres
<b>ZONING</b>	Industrial (M2)
<b>ASKING PRICE</b>	\$1,799,000
<b>TAXES (2024)</b>	\$6,780.03

**Zoning**

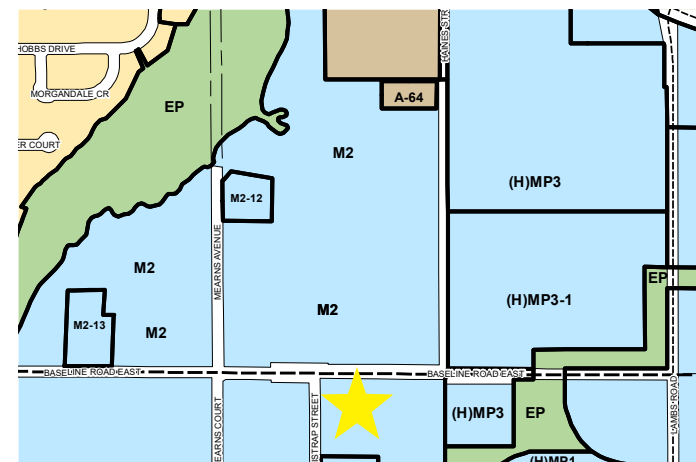
**The subject property is zoned Industrial (M2)**

**Permitted Uses**

- All uses permitted in the M1 Zone
  - » Bank or financial office
  - » Building supply and/or home improvement outlet within a wholly enclosed building or structure
  - » Business or professional office provided such use is accessory and incidental to a permitted use other specified
  - » Eating establishment
  - » Eating establishment take-out
  - » Equipment sales and rental, light
  - » Commercial or technical school
  - » Dry light industry within a wholly enclosed building or structure
  - » Workshop within a wholly enclosed building or structure
  - » Assembly, manufacturing, fabricating or processing plant within a wholly enclosed building or structure
  - » Printing or publishing establishment
  - » Warehouse for storage of good and materials within a wholly enclosed building or structure
  - » Factory outlet
  - » Motor vehicle repair garage within a wholly enclosed building or structure
  - » Adult entertainment parlour within an eating establishment or tavern
  - » Tavern
  - » Private club
  - » Transport service establishment

**Highlights**

- Corner lot location
- Extremely desirable zoning that permits outside storage
- Services at lot line
- Minutes to Highway 401 and Highway 115/35
- Amenities and strong labour pool in close proximity



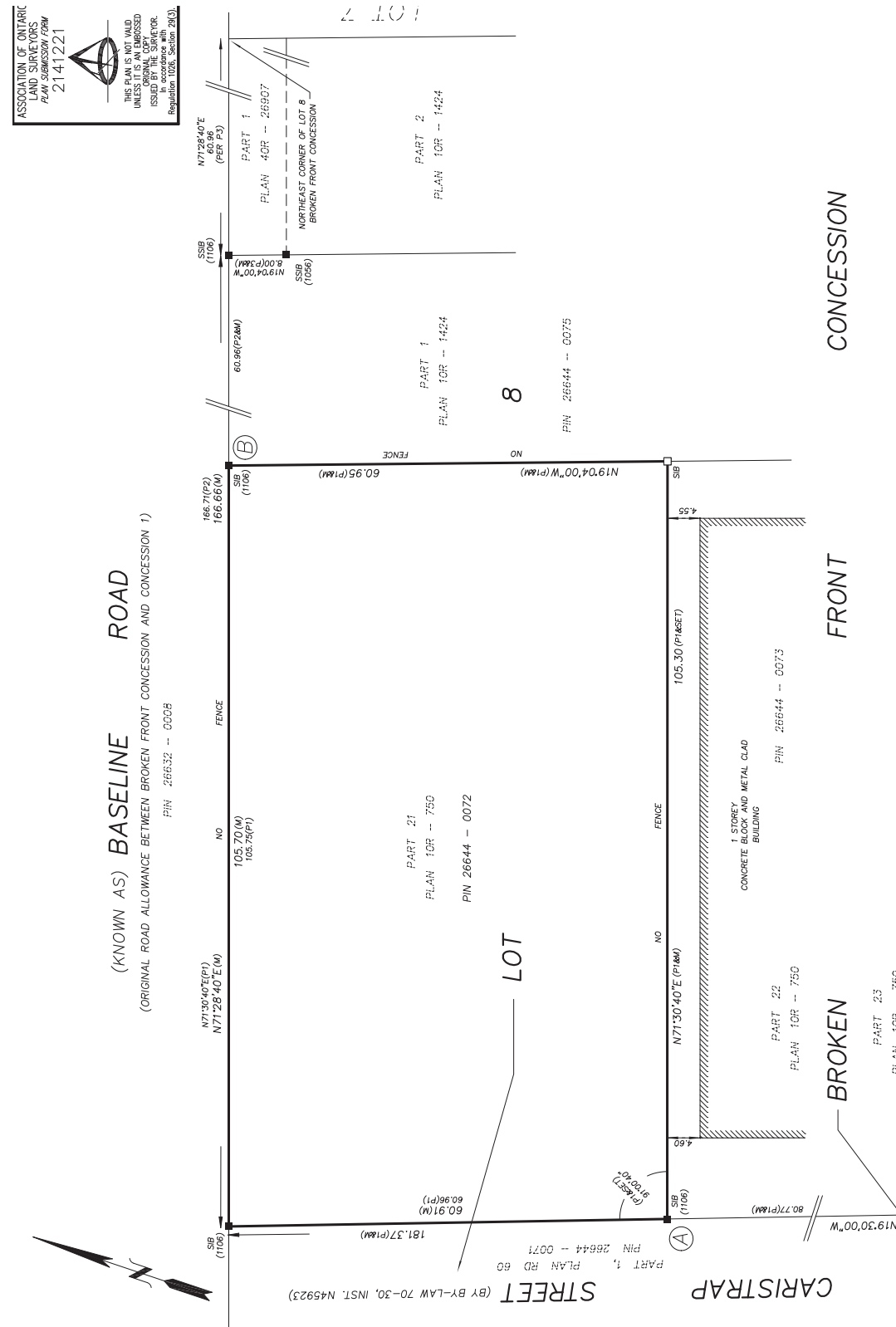
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**Aerials**



Site Plan



Location Map



GO Transit

- 90 Newcastle / Oshawa
- 88 Peterborough / Oshawa

Drive Times

- 3 minutes** to Highway 401 (1.4 km)
- 5 minutes** to Highway 35/115 (5.0 km)
- 6 minutes** to Highway 418 (7.7 km)
- 22 minutes** to Oshawa Executive Airport (26.2 km)
- 50 minutes** to Downtown Toronto (77.3 km)
- 60 minutes** to Pearson Airport (83.3 km)

Get more information

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