

207221 Highway 9

Mono, Ontario

FOR SALE

RENTEX
REALTY INC.
BROKERAGE

Property Details

Location	> Highway 9 / Highway 10
Total Area	> 7.18 Acres
Power	> TBD
Zoning	> CH-Highway Commercial
Asking Price	> \$10,000,000
Taxes (2025)	> \$33,308.00
Possession	> Immediate
Comments	> Well situated piece on Highway 9. Currently Tenanted by Northern Mat and Bridge until 2027. Lease and Phase 1 Environmental report available upon signed CA.

All information to be confirmed and verified by Buyer/ Buyers Agent

Highlights



**Versatile Zoning Many
Uses Permitted
Including Outside
Storage**



Flat Functional Piece



576 ft. of Frontage on busy Highway 9

(1) USES PERMITTED

No person shall within any CH Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following CH uses, namely:

(a) RESIDENTIAL USES:

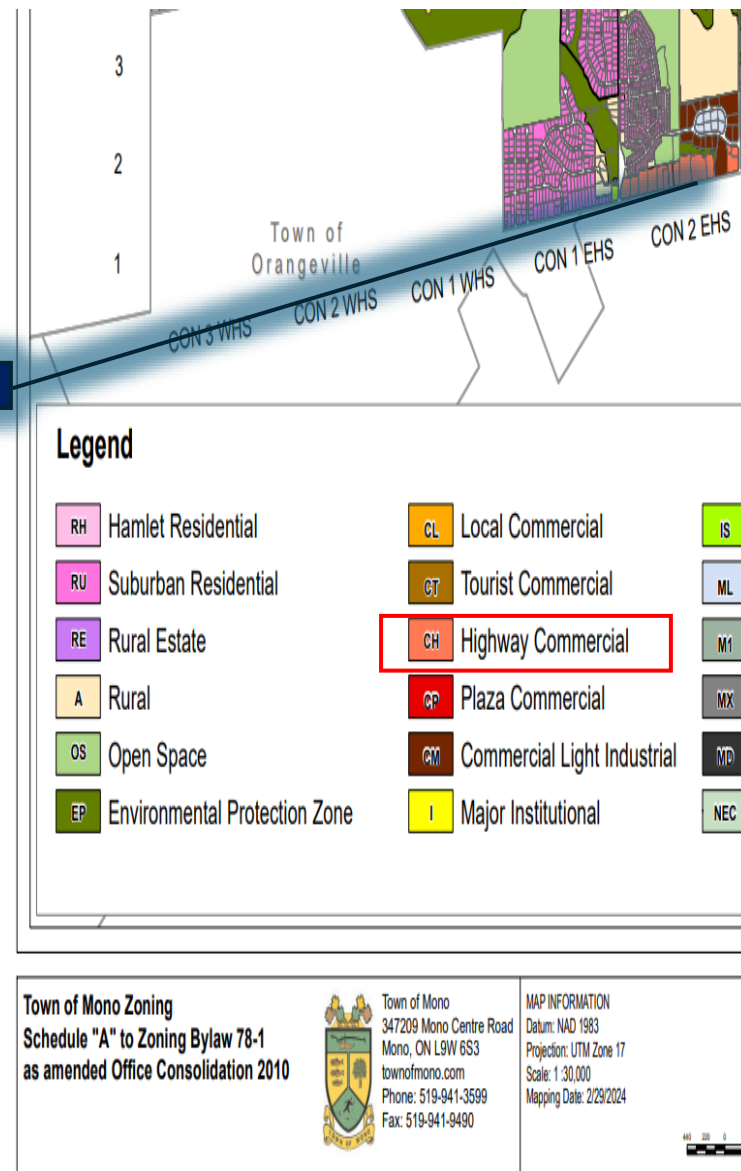
an accessory dwelling house
an accessory dwelling unit

(b) NON-RESIDENTIAL USES:

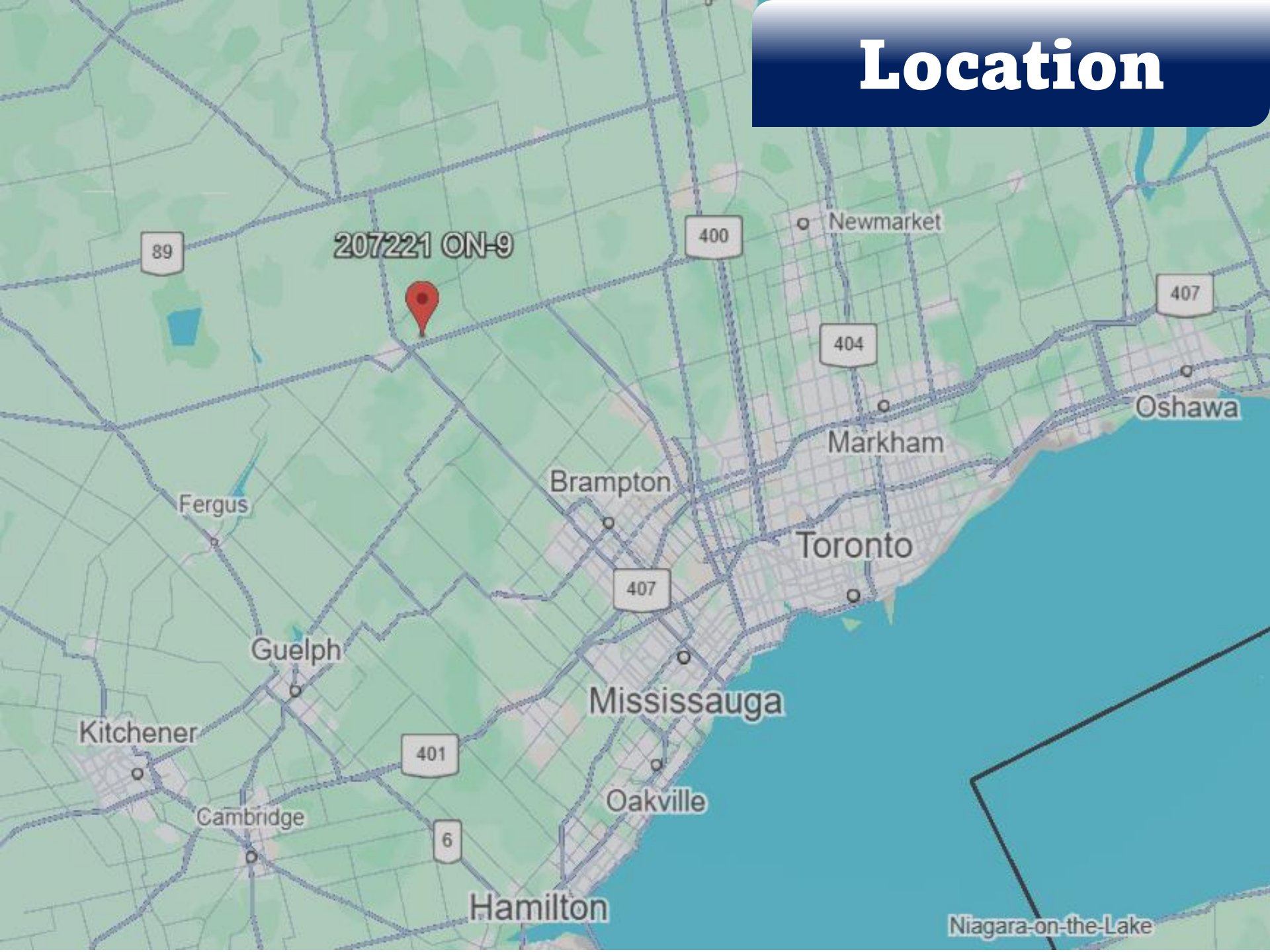
an animal hospital
an art gallery
an auctioneer's establishment
an automobile sales establishment
an automobile service station
a building supply yard
a commercial or private school
a commercial nursery
a commercial garage
a computer or telecomputing facility
a day care centre
a drive-in restaurant
a farm produce outlet
a farm supply dealer
a fitness club
a furniture shop
a gas bar
a golf driving range
a medical office
a miniature golf course
a motel
an open air farmers' market
a public use
a restaurant
a retail outlet
a shopping centre
a veterinary clinic
a wholesale establishment
an open storage area for goods or materials accessory to a permitted CH use

Subject Site

Zoning



Location



An aerial photograph of an industrial yard, possibly a lumber or construction materials storage area. The yard is filled with stacks of lumber, pallets, and various pieces of equipment. A red line is drawn around the perimeter of the main yard area. The background shows some trees and a road.

Alex Wilson

Sales Representative

Tel: +1 416-991-5713

awilson@rentexrealty.com

Jason Racco

Broker of Record

+1 416-994-6472

jracco@rentexrealty.com

REN/TEX REALTY INC., BROKERAGE

6175 Highway #7, Units #23 & #24

Vaughan, Ontario, L4H 0P6

T: 905-850-3300 F: 905-850-8670

www.rentexrealty.com



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