

2402

HOLBORN ROAD

East Gwillimbury, ON | FARMLAND, OUTDOOR STORAGE | FOR SALE



PCIG COMMERCIAL
REALTY BROKERAGE

北斗商业地产

THE OFFERING

PCIG Commercial is proud to present a rare and exceptional opportunity to acquire 10.3 acres of premium farmland with coveted outdoor storage zoning, ideally located in East Gwillimbury. Just 1 km from Highway 404 at Queensville Sideroad and near the future Highway 413 connection linking Highways 404 and 400, this property offers tremendous access and long-term growth potential.

PROPERTY DETAILS

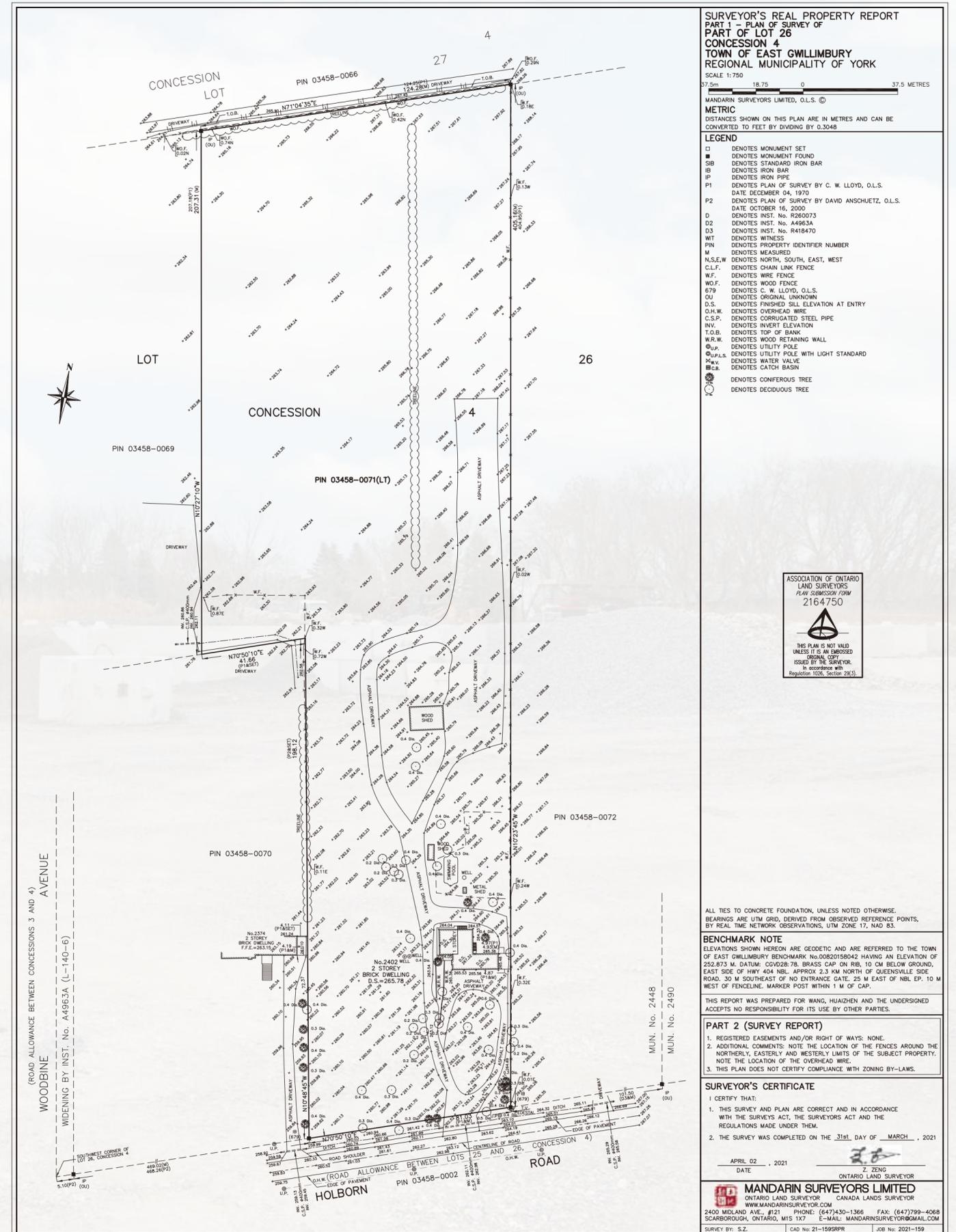
Paved Area	90,000 sqft
Total area	10.3 Acres
Office area	4,200 sqft
Address	2402 Holborn Rd East Gwillimbury, ON L0G 1R0
Possession	Immediate
Taxes	\$4,324.10/2024/Annual
Asking Price	\$4,490,000
Zoning	RU, and any agriculture related use are all permitted including auto, industrial, storage, retail, mechanical, manufacturing also including all types of warehouse and storage building structures

For Permitted Use Please Contact Listing Agent For Details



PROPERTY SURVEY

This is a unique opportunity to acquire a truly versatile and high-value property in one of Ontario's fastest-growing corridors. Contact PCIG Commercial today to schedule your private tour and explore the possibilities.



PROPERTY HIGHLIGHTS



Strategic Location-Exceptional exposure with 265 feet of frontage and immediate access to major transportation routes.



Zoning Flexibility-Suited for general industrial use, nurseries, or outdoor storage operations.



Over **90,000 sqft** of professionally compacted and gravel-paved surface, ideal for equipment, vehicle storage, or future business use.



Secure entry with a high-end aluminum fence and metal gate for enhanced privacy and security.



Fully renovated 4,200 sqft home with double-car garage—perfect as a head office, showroom, executive residence, or additional storage.



Renovations include top-to-bottom interior and exterior upgrades completed over the last two years.



Landscaped backyard with **in-ground swimming pool** and **basketball court**, combining business and lifestyle appeal.

Utilities & Infrastructure:

Heating: Propane

Water: Drilled well

Power: 2 separate Hydro Meter each offers 200 Amp hydro service, total 400A

Environmental Phase 1 completed (Nov 2021) – Clean report.

Over \$800,000 Invested in Upgrades, including:

- Full home renovation
- Pool and sports court construction
- Front and backyard landscaping
- 90,000 sqft backyard paving for storage



PERMITTED USES

USE	RU	AER
Accessory apartment	X	
Agricultural use	X	X
Agricultural-related use	X	
Agri-tourism uses	X(2)	
Animal clinic	X	
Asphalt plant		X
Bed and breakfast establishment	X	
Commercial fill operation for the purpose of site restoration		X
Concrete batching plant		X
Conservation use	X	
Dwelling, single-detached	X	
Equestrian Uses	X	
Farm implement sales and supply establishment	X	

USE	RU	AER
Farm produce outlet	X(1)	
Forest management	X	X
Greenhouse	X	
Group home	X(4)	
Home child care	X	
Home business	X	
Kennel	X(3)	
Mineral aggregate operation		X
Nursery	X	
On farm diversified use	X	
Portable asphalt plant		X
Portable concrete plant		X

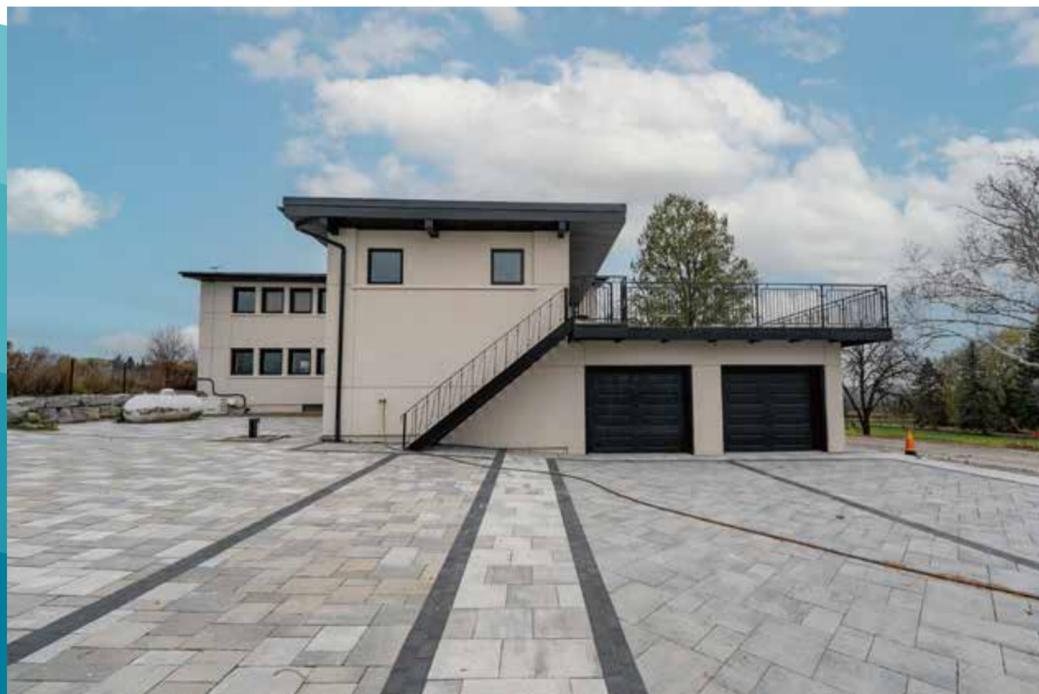
PROPERTY PHOTOS



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CONTACT US

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