

# 11429 Steeles Ave

11429 Steeles Ave, Halton Hills, ON L7G 0E2

Marcus & Millichap



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An aerial photograph of a large, undeveloped property. The foreground features a grassy field with a small pond and a line of trees. In the background, there are more trees and a large building with a blue roof. The image is overlaid with a dark blue semi-transparent rectangle containing text.

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SECTION 1

# Executive Summary

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY

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# 11429 STEELES AVE

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## INVESTMENT OVERVIEW

Spanning 94 acres with approximately 8 acres zoned (H) M7 401 Corridor Prestige Industrial, 11429 Steeles Avenue is perfectly positioned for upscale industrial and commercial ventures. This high-visibility site, featuring valuable frontage on Steeles Avenue, is surrounded by major industrial developments and rapid infrastructure growth, and is in close proximity to the recently approved GTA West Corridor Highway (Highway 413), which is set to enhance regional connectivity and economic growth. With recent positive feedback from the city, development plans are in motion for an indoor/outdoor banquet hall, while an upcoming Environmental Impact Study (EIS) will assess additional land use possibilities across the site. Minutes from Highway 401, this property is ideally suited for investors seeking prime accessibility, extensive development options, and a strong foothold in a fast-growing industrial zone.

## INVESTMENT HIGHLIGHTS

- Prime Industrial Zoning: 8 acres zoned (H) M7 Prestige Industrial along Steeles Ave, ideal for commercial/industrial projects with excellent exposure and access to Hwy 401.
- Growing Industrial Hub: Located amidst active industrial developments in a high-demand area with ongoing infrastructure upgrades, supporting strong growth potential.
- Versatile Development Options: Positive city feedback on planned banquet hall; upcoming EIS will explore additional development potential, enhancing value across the property.
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## OFFERING SUMMARY








Listing Price **Request  
for Offer**



Lot Size **94.1  
Acres**



Zoned M7 (H) **Approx.  
7 Acres**

PROPERTY DETAILS	
Listing Price	Request for Offer
Lot Size	94.1 Acres (4,098,996 SF)
Frontage	Approximately 1400 Ft on Steeles Ave
Zoning	M7(H) - Prestige Industrial, PC NHS1, PC NHS2
Location	On Steeles Ave between James Snow Pkwy and Sixth Line
Point of Ingress and Egress:	2 points of ingress and egress on Steeles and 1 on Fifth Line
Legal Description:	Part Lot 1, Con 6 ESQ Parts 1,2,8 & 13 20R16240 Except Part 3
	HR990303 Subject to an Easement in Gross as in HR3992277
	Easement HR399277 Released as to Parts 2 & 8, 20R16240 by
	HR1747317 Town of Halton Hills

SECTION 2

# Zoning Information

ZONING MAP

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ZONING PERMITTED USES

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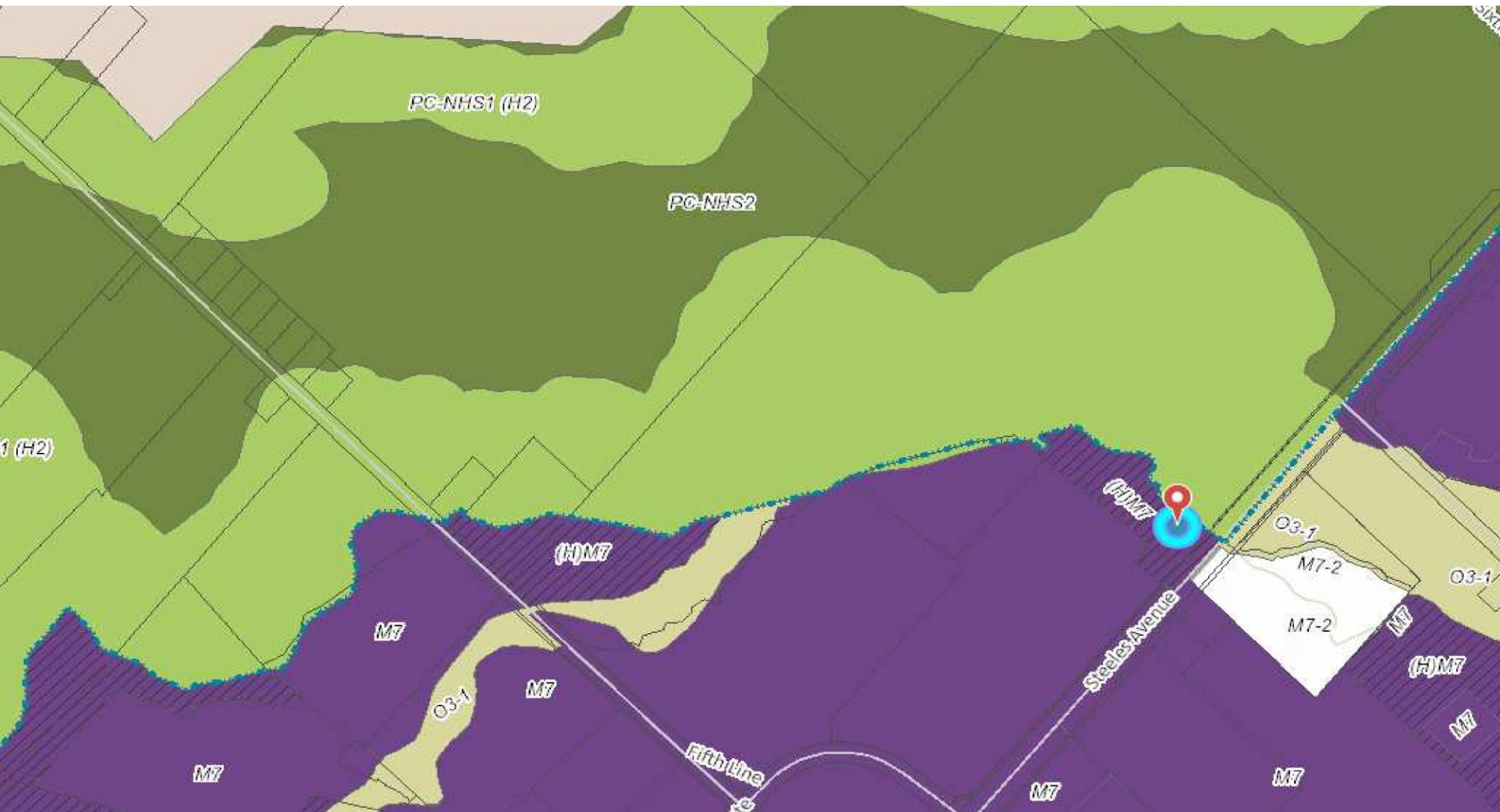
AERIAL MAP

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ZONING MAP // 11429 Steeles Ave



# 11429 STEELES AVE

Zoning Details M7(H)

## Permitted Uses:

### 7.5.1 401 Corridor Prestige Industrial (M7) Zone

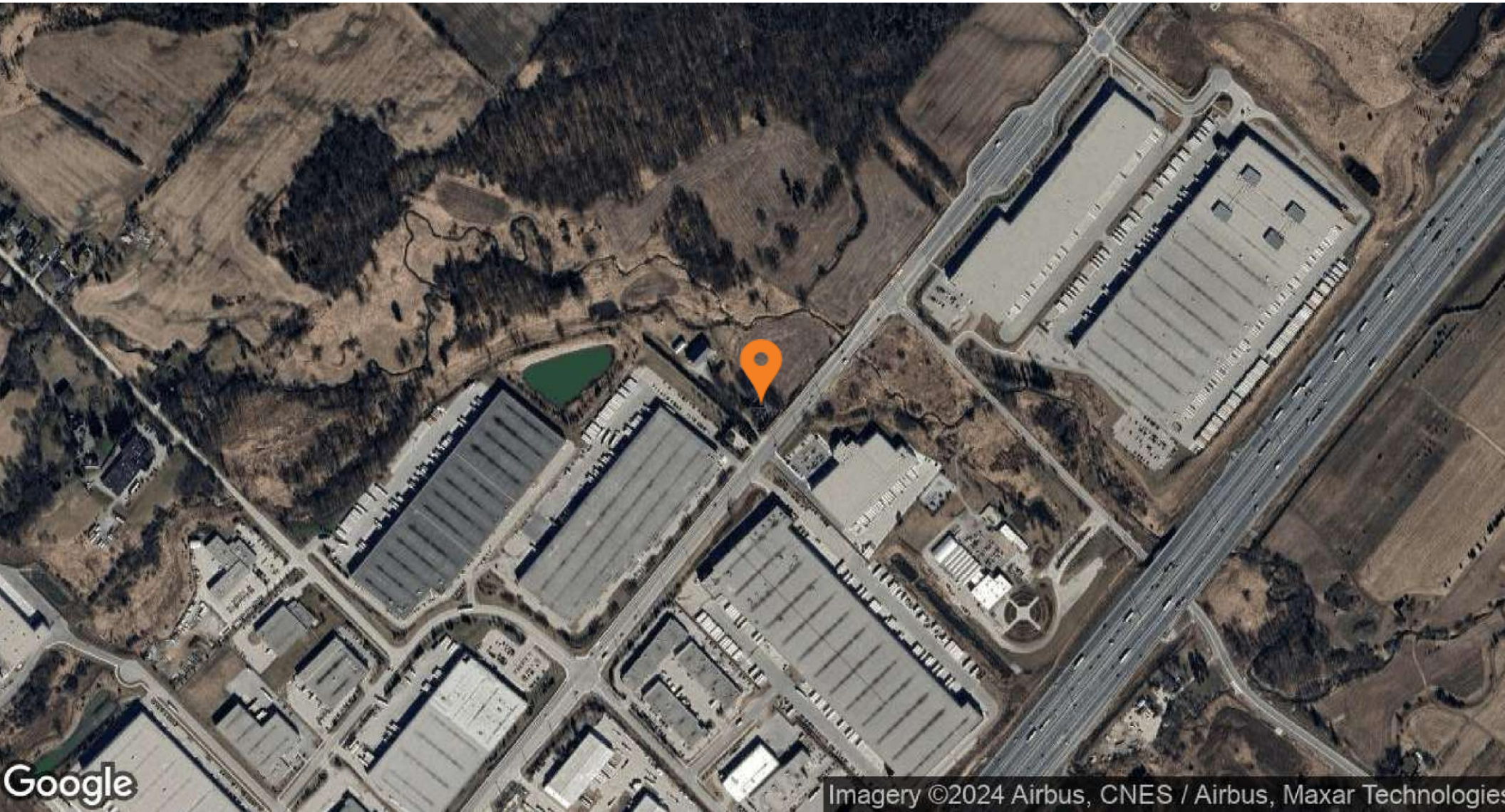
- Accessory uses, building and structures
- Accessory retail store
- Banquet hall
- Business and professional office
- Cannabis analytical testing facility within an enclosed single premise building
- Cannabis cultivation - indoor within a single - premise building
- Cannabis drug production facility within an enclosed single – premise building
- Cannabis processing facility within an enclosed single – premise building
- Cannabis research facility within an enclosed single - premise building
- Catering service
- Commercial or trade school
- Computer, electronics or data processing establishment
- Convenience store
- Exhibition and conference facility
- Financial institution
- Industrial mall
- Industrial use, conducted wholly within an enclosed building
- Manufacturing use, conducted wholly within an enclosed building
- Medical offices
- Nursery school
- Personal service store
- Photographers studio
- Post secondary education institution
- Printing or photocopy establishment
- Private park
- Private club
- Public park
- Research use, conducted wholly within an enclosed building excluding those that produce biomedical wastes
- Restaurant and Convenience Restaurant
- Service station with or without an automatic car wash
- Telecommunication services
- Uses legally existing at the date of adoption of this By-Law and expansions or alterations thereto which confirm to the By-Law



- Warehouse use, conducted wholly within an enclosed building

- Wholesale use, conducted wholly within an enclosed building

AERIAL MAP // 11429 Steeles Ave







SECTION 3

# Proposed Banquet Hall

SITE MAP - BANQUET HALL

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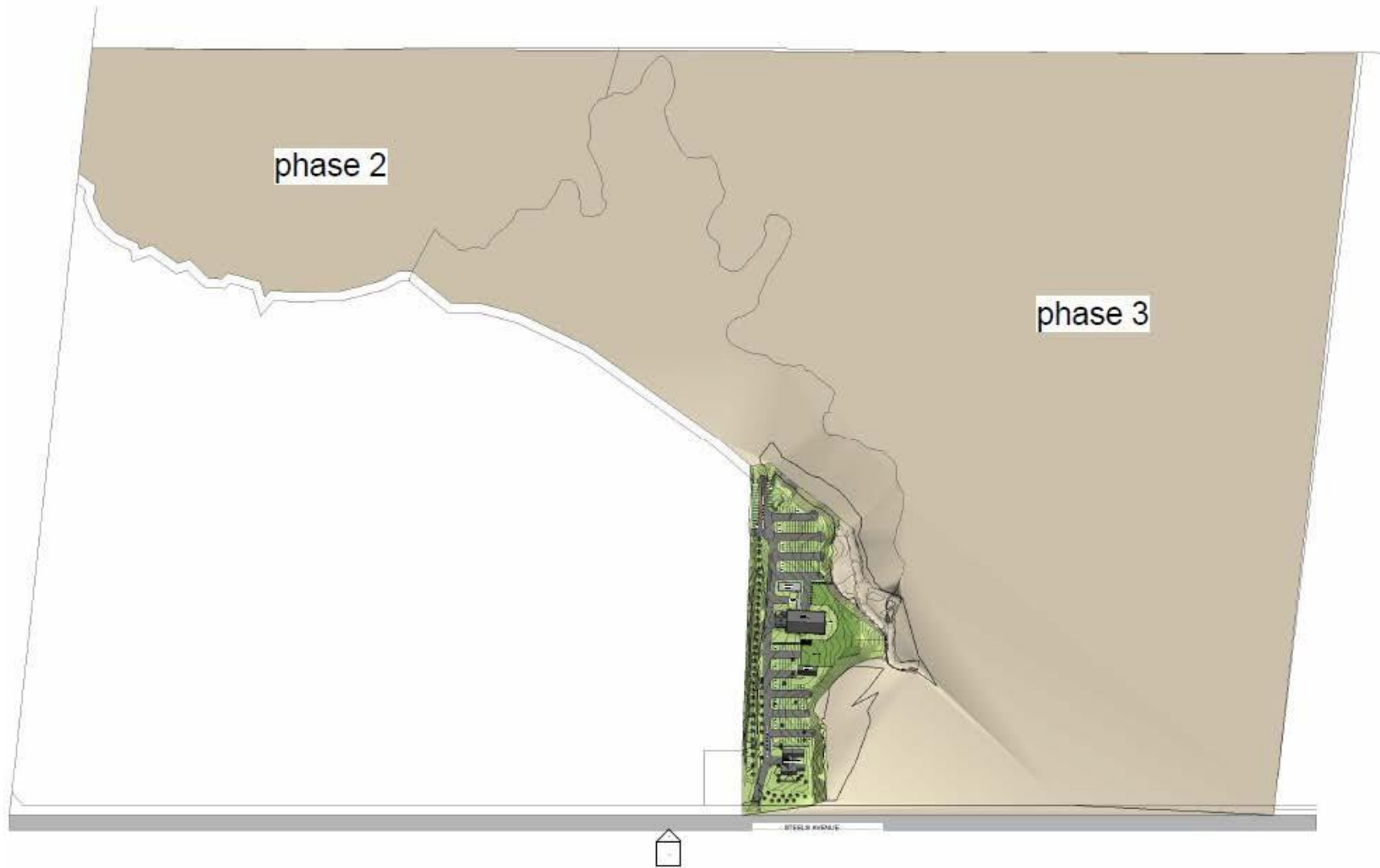
PROPOSED BANQUET HALL

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11429 Steeles Ave // Site Map - Proposed Banquet Hall



## 11429 Steeles Ave // PROPOSED BANQUET HALL

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### PROPOSED INDOOR AND OUT DOOR BANQUET FACILITY

- Discover an exceptional investment opportunity at 11429 Steeles Ave, an ideal location for a top-tier indoor and outdoor banquet facility designed to create a private escape for memorable events. Conveniently located near the Trafalgar Outlets and Highway 401, this property combines accessibility with exclusivity, making it a prime choice for an upscale venue. The project has already received positive feedback from Halton Hills, with a pre-consultation meeting successfully completed. The current owner is advancing essential reporting, with the Environmental Impact Study (EIS) set for completion by the end of November.











An aerial photograph of a large, undeveloped property. The foreground features a grassy field with a small pond and some trees. In the middle ground, there is a large, dark-colored building with a prominent chimney. The background shows a mix of trees and open land under a clear sky.

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