



**For Sale or Lease**

**VTB Available**

**Business Employment Land in Bolton**

# 41 Hopcroft Road

## BOLTON, ON

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## FOR SALE

LOT SIZE	2.259 acres
LOT DIMENSIONS	Approx. 261 FT x 415 FT
ZONING	CHB & MP
ASKING PRICE	\$7,950,000
PROPERTY TAX	\$4,426.19 (2022)
VACANT POSSESSION	Immediate



## FOR LEASE

(All specs TBC, contact listing agent)

BUILDING SIZE	30,000 SF
CLEAR HEIGHT	28'
SHIPPING	TBD - Per Tenant Requirement
USE	Commercial / Retail or Warehouse / Manufacturing
RENTAL RATE	Please contact listing agent
POSSESSION DATE	Q2 2025



## COMMENTS

- Central Location in the Heart of Bolton
- Ideal Rectangular Configuration
- Immediate Access & Exposure To Highway 50
- Flexible Zoning Permitting Wide Array of Industrial Uses including: Warehousing, Outside Storage, Motor Vehicle Service/Repair and Sales/Rental as well as several commercial uses
- Close Proximity to Highway 427 Extension, CN Intermodal Vaughan
- Owner Commencing Site Planning Q2/2023. Final Specs TBC



# Concept Plan

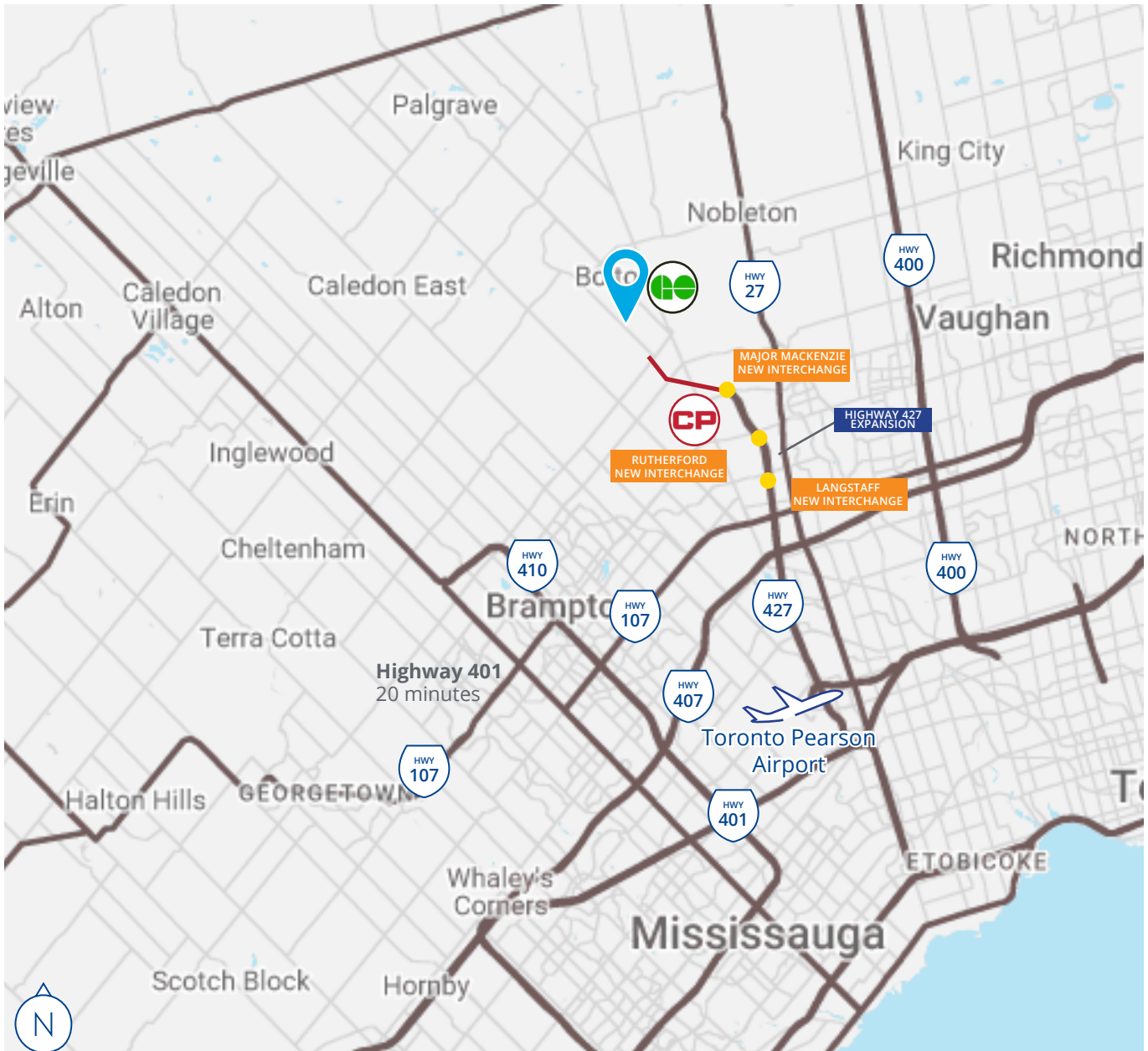
41 Hopcroft Road, Bolton, ON





# Transportation

41 Hopcroft Road, Bolton, ON



**Highway 401**  
20 minutes

**Highway 407**  
15 minutes

**Highway 410**  
18 minutes

**Toronto Pearson Airport**  
20 minutes

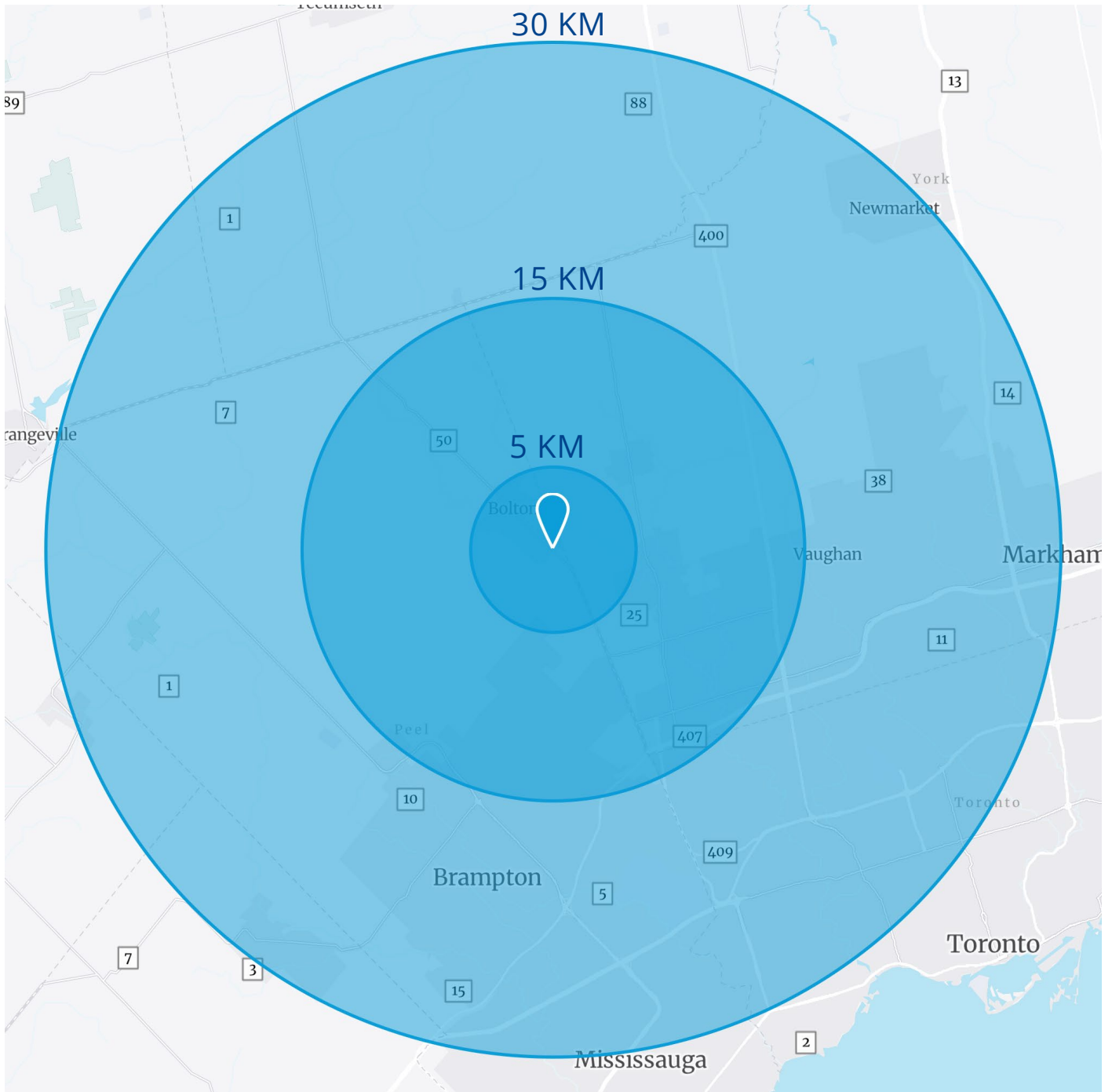
**CP Brampton**  
17 minutes

**CN Vaughan**  
17 minutes



# Population

41 Hopcroft Road, Bolton, ON



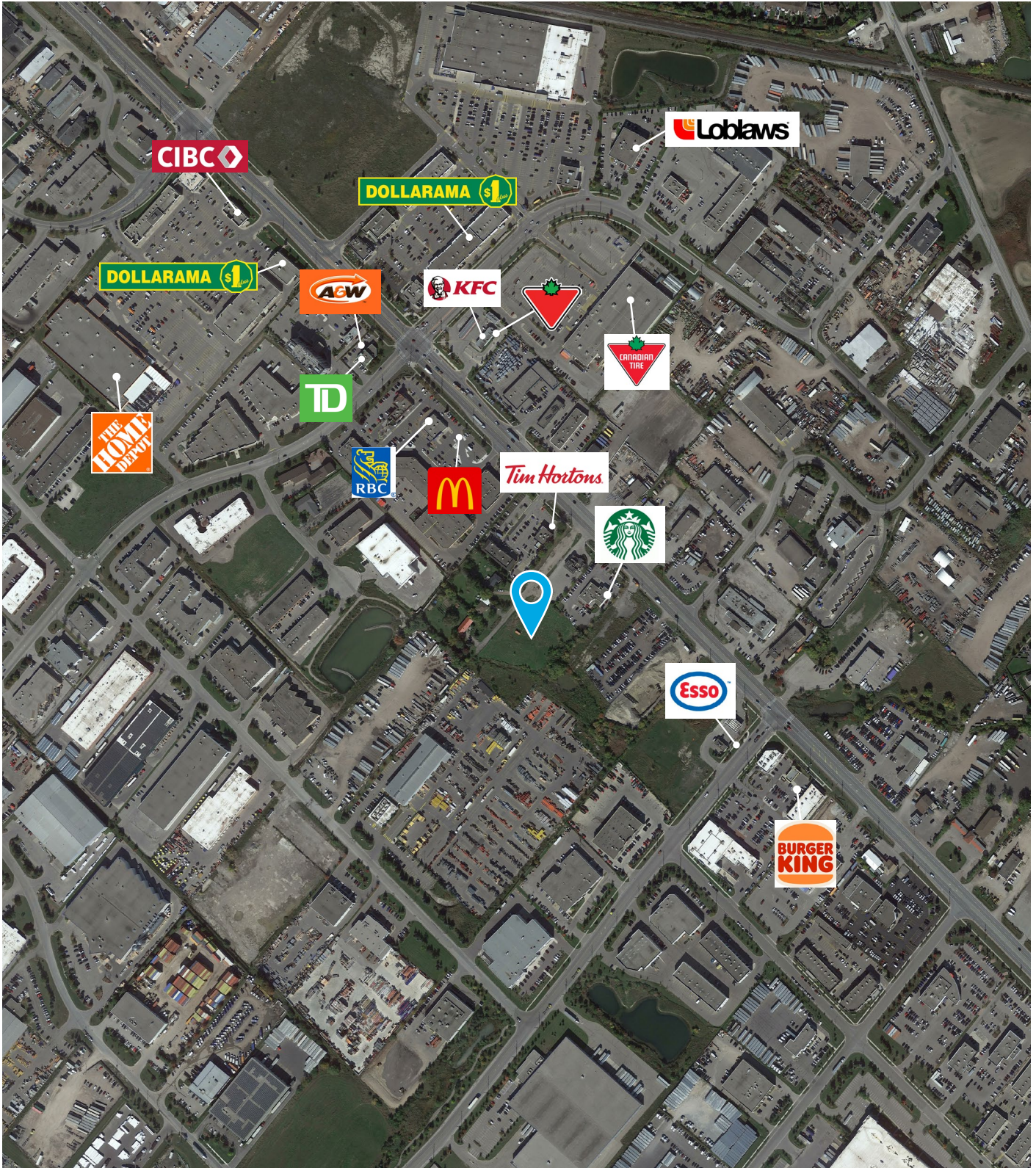
DISTANCE (RADIUS)	5 KM	15 KM	30 KM
POPULATION (APPROX.)	32,000	524,000	3,150,000

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# Amenities

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# Zoning Information - CHB & MP

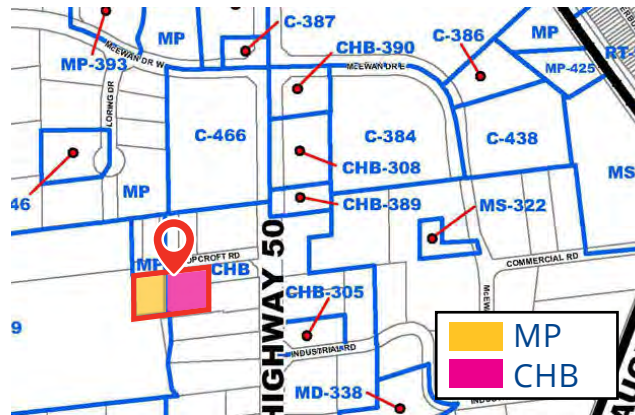
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## Permitted Uses – CHB

- Animal Hospital
- Clinic
- Drive-Through Service Facility
- Factory Outlet
- Farmers' Market
- Financial Institution
- Fitness Centre
- Hotel
- Industrial Use
- Merchandise Service Shop
- Motel
- Motor Vehicle Gas Bar
- Motor Vehicle Rental Establishment
- Motor Vehicle Repair Facility
- Motor Vehicle Sales Establishment
- Motor Vehicle Service Centre
- Motor Vehicle Used Sales Establishment
- Open Storage Area, Accessory
- Outside Display or Sales Area, Accessory
- Parking Lot, Commercial
- Place of Assembly
- Place of Entertainment
- Private Club
- Research Establishment
- Restaurant
- Retail Store, Accessory
- Training Facility
- Warehouse
- Warehouse, Public Self-Storage
- Warehouse, Wholesale

## Permitted Uses – MP

- Business Office
- Cannabis-Related Use-Indoor
- Dry Cleaning or Laundry Plant
- Equipment Storage Building
- Factory Outlet
- Financial Institution
- Gasoline Pump Island, Accessory
- Industrial Hemp-Related Use-Indoor
- Industrial Use
- Light Equipment Rental Establishment
- Maintenance Garage, Accessory
- Merchandise Service Shop
- Place of Assembly
- Place of Worship
- Research Establishment
- Restaurant
- Retail Store, Accessory
- Training Facility
- Warehouse
- Warehouse, Public Self-Storage
- Warehouse, Wholesale



For more zoning information:

<https://www.caledon.ca/en/town-services/resources/Documents/business-planning-development/zoning-by-law/Aug-29-2022/Section-8-ACCESSIBLE.pdf>

<https://www.caledon.ca/en/town-services/resources/Documents/business-planning-development/zoning-by-law/March-24-2022/Section-7-ACCESSIBLE.pdf>

For more information about this property, please contact,

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