



RYAN  
HAYDAR  
REAL ESTATE TEAM

FOR SALE

2738

LOWER BASE LINE

MILTON ON



## FAST FACTS:

- 12.4 ACRES
- ADJACENT TO THE CN LOGISTICS HUB



- 8000+ SQ. FT. HOME
- 6 BEDROOMS



## OPPORTUNITY

Rarely does an opportunity of this calibre emerge within one of Southern Ontario's most actively evolving growth corridors. Situated on 12.4 acres directly across from the CN Logistics Hub, anticipated to open in 2027, this property offers exceptional strategic positioning for investors and long-term land holders seeking exposure within one of the GTA's most significant infrastructure-driven growth areas.

Positioned between Milton, Oakville, and Burlington with convenient access to Hwy 401, QEW, and Hwy 407, the property benefits from outstanding regional connectivity and proximity to significant infrastructure and development activity.

# Property Overview

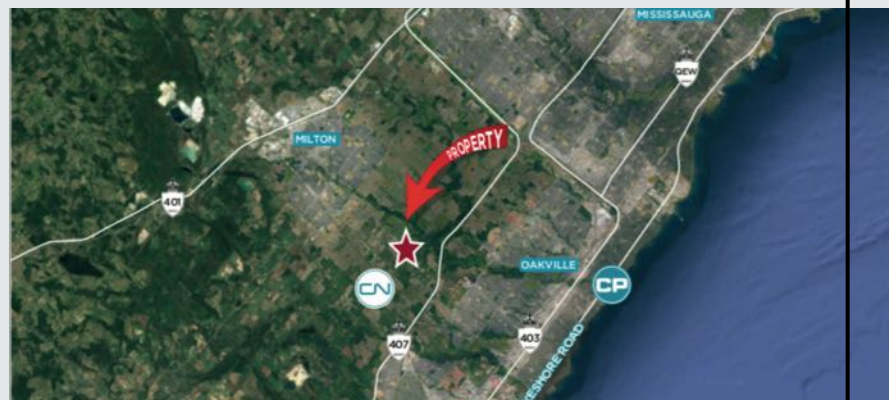


## Strategic Growth

Ongoing growth along Tremaine Road and Highway 25 continues to enhance the area's visibility and accessibility. Minutes from Milton's Education Village and surrounded by substantial land holdings and evolving development patterns.

## CN Hub Details:

The CN Milton Logistics Hub is a massive, 400-acre truck-rail intermodal facility under construction in Milton, Ontario, designed to transfer shipping containers between cargo trains and transport trucks. Expected to be operational in 2027, its primary goal is to alleviate highway congestion and strengthen supply chains across the Greater Toronto and Hamilton Area (GTHA)





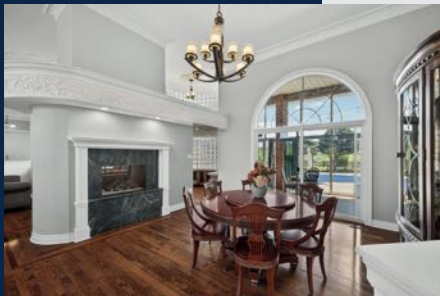
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The property is improved with an expansive 8,000+ sq ft executive bungalow featuring 6 bedrooms, including 3 primary suites, 6 bathrooms, soaring ceilings, and an open-concept layout designed for both comfort and entertaining. A wood-burning fireplace, granite wet bar, sunroom overlooking the in-ground pool and hot tub, and a fully self-contained basement with separate entrance complete the residence. Additional improvements include a 3-car garage and circular gated driveway.

# Property Overview



## PROPERTY DETAILS:

- **Address** 2738 Lower Base Line, Milton, Ontario
- **Total Site Area** 12.4 Acres
- **Current Zoning** Agricultural
- **Key Adjacency CN Logistics Hub** — Anticipated Opening 2027
- **Residence** 8,000+ sq ft Executive Bungalow
- **6 Bedrooms** (incl. 3 Primary Suites) |
- **6 Bathrooms**
- 3-Car Attached Garage
- Circular Gated Driveway
- In-Ground Pool
- Basement Fully Self-Contained | Separate Entrance
- Highway Access Hwy 401, QEW, Hwy 407
  
- **Asking Price \$7,999,000**



## Contact Us



905-699-7129



ryan@ryanhaydar.com



www.ryanhaydar.com



**REVEL.**  
REALTY INC., BROKERAGE