AVISON YOUNG

For Sale

12423 Coleraine Drive Caledon, Ontario

6.877 Acres Mixed-Use Industrial Site

Investment Summary



The Property



Property Summary

Site Area 6.877 acres

Frontages
Coleraine Road
Simpson Road
George Bolton Parkway

Current UseTruck and trailer storage yard

Current ZoningMP – Prestige Industrial

Avison Young and KPMG Inc. make no representations or warranties as to the accuracy and/or status of the Property's overall site area, developable area, any pending development applications, nor land use guidelines (e.g. OP, Zoning, etc.) Prospective purchasers must rely on and complete their own due diligence as it relates to the future development potential of the Property.

Property Highlights

- Well situated in the heart of Bolton and the biggest business park in Caledon
- Site is improved with a newly built luxury home (5 bdrm + 5 bthrm), and a small industrial building with an oversized drivein door
- The lot has frontage on three streets with the main access off of Coleraine and the potential for an additional entrance off of Simpson Rd
- Site is well configured for its present use given the required turning radius for 53' trailers
- Additional features include fencing, gates, and grading improvements make it a turnkey site for a similar operator

Introduction

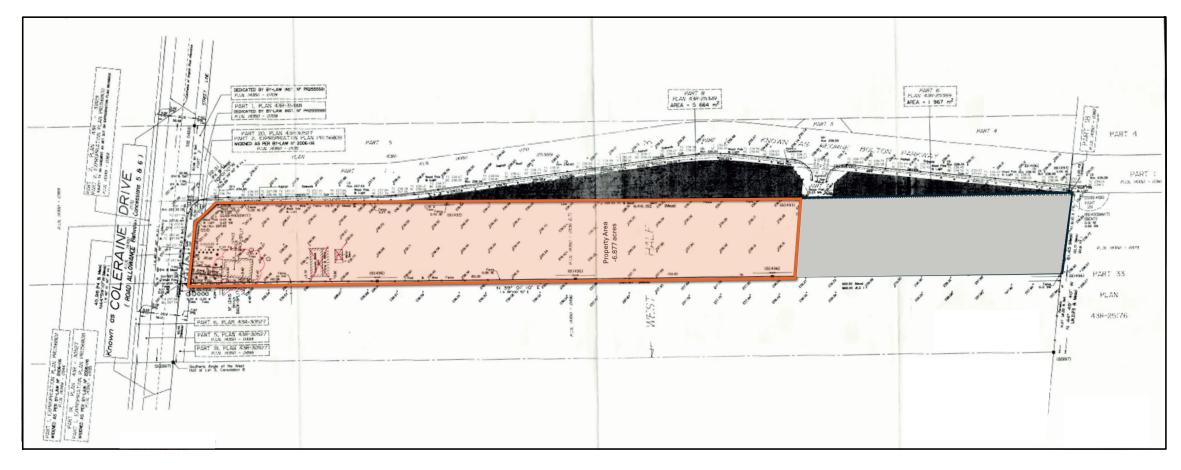
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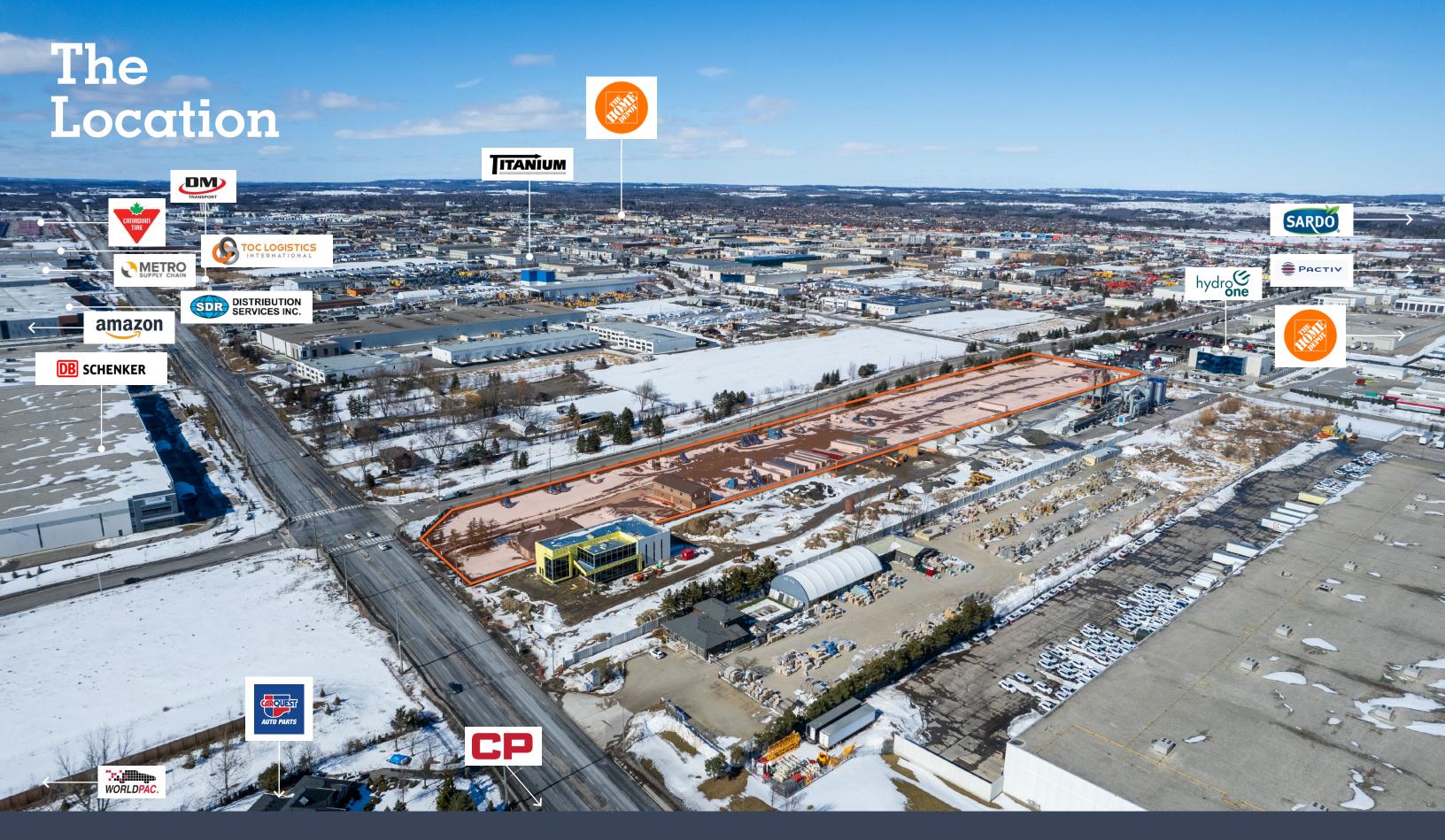
The Property presents a rare opportunity to acquire an almost 7-acre site in the heart of Bolton that can be used for a wide variety of uses. The site features a residential home, and a small industrial building. The Property is gated and fenced along the perimeter, which fronts on three major roadways: Coleraine Drive, George Bolton Parkway, and Simpson Road.

The surrounding area has undergone significant recent development – primarily for the construction of "big box" industrial buildings which are now occupied by prominent corporate neighbours such as Amazon, Canadian Tire, DB Schenker, the Beer Store, and many others. The location further benefits from its proximity to highways 50 and 427, the CPKC Intermodal, and many nearby amenities.

The Property's size and location will appeal to occupiers and developers alike, as there is the opportunity for a business to make use of the existing improvements, or for an investor to further develop the property for a greater potential return.

Property Survey







9 Min Highway 427

20 MinsToronto Pearson Airport

7 Mins
Downtown Bolton

44 Mins
Downtown Toronto

Site Photos



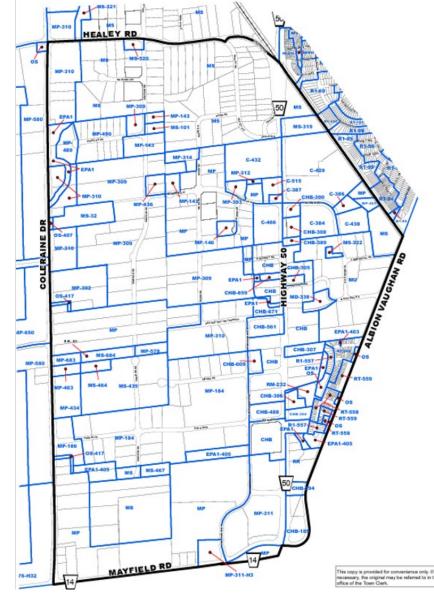


Land Use

Zoning

Prestige Industrial: Permitted Uses

- 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
- 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















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For more information please contact the listing agents:

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