

FOR SALE | DEVELOPMENT OPPORTUNITY
5301 LAKESHORE ROAD
STOUFFVILLE | ON





Whitchurch-Stouffville is Ontario's 3rd fastest growing community
(Statistics Canada/2016 census data)



Artist Rendering of the nearby 'Ballantrae Gates Plaza' currently in pre-construction



The close-proximity Ballantrae Golf and Country Club

PROPERTY HIGHLIGHTS

Located in the Ballantrae Mussleman Lake Secondary Plan, this site is one of the last remaining parcels in the area with commercial/residential development potential. High profile location at the corner of Highway 48 and Lakeshore Road. Easy access to major local highways, Hwy 401 & 407.

PROPERTY DETAILS

Location	Lakeshore Road and Highway 48, Stouffville Click Here for Map
Municipal Addresses	5301 Lakeshore Road, 15135 Highway 48, 15153 Highway 48
Lot Dimensions	324.50 feet of frontage along Highway 48 and 928 feet of frontage along Lakeshore Road. Irregular shaped lot.
Site Area	4.13 Acres or 179,903 SF of Land.
Official Plan Designation	Pending York Region's approval of Official Plan Amendment No. 136 - the site will be designated both Hwy 48 Corridor Commercial/Mixed-Use Area and Ballantrae Residential Area
Zoning Designation	Pending York Region's approval of Zoning By-Law No 2014-007-ZO - the site will be zoned both <i>Development Reserve (D)</i> and <i>Residential Village (RV)</i> .
Legal Description	PT LT 20 CON 8 WHITCHURCH AS IN R471742 & R532522 AS AMENDED BY R62898
PIN	036900004
Taxes (2018)	\$9,873.80 (2018)

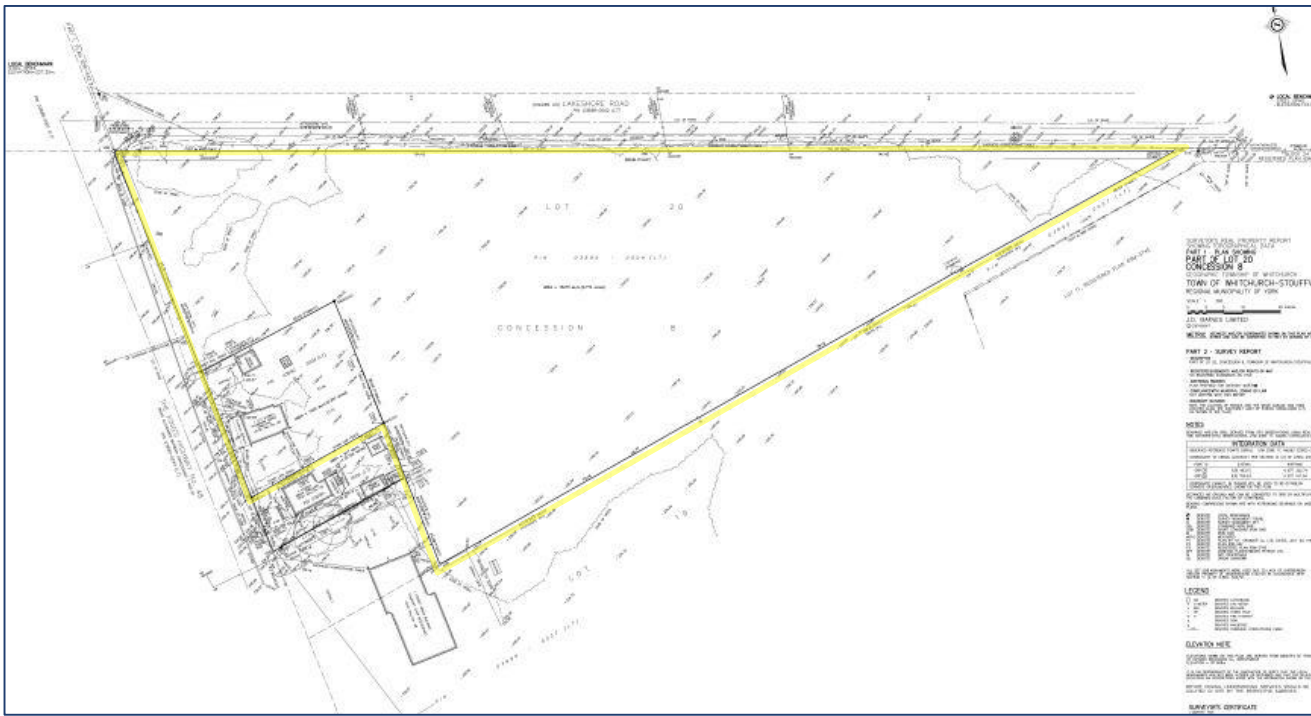
ASKING PRICE

\$5,499,000 – Seller May Consider VTB Financing (Negotiable)

5301 LAKESHORE ROAD | FOR SALE



SURVEY



DIMENSIONS



5301 LAKESHORE ROAD | FOR SALE



LOT SPECIFICATIONS



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