# FOR SALE | DEVELOPMENT OPPORTUNITY 5301 LAKESHORE ROAD STOUFFVILLE | ON

Hwy 48

Lakeshore Rd



Lakeshore Rd

Treeview Ave

Some

Trenternaro

npson Produce

Frank's Wexford Service Centres Ltd

Nonno Crupi's Pizza

Coach House Pub

Lakeshore Rd

4.13 Acres of Commercial / Residential Land

Country Stop Burgers

STARTE SP

Huny 48

Felcher Blvd



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



#### **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 <u>Click Here for Map</u>
Municipal Addresses	5301 Lakeshore Road, 15135 Highway 48, 15153 Highway 48
Lot Dimensions	<b>324.50 feet</b> of frontage along Highway 48 and <b>928 feet</b> 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</i> ( <i>D</i> ) and Residential Village (RV).
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	

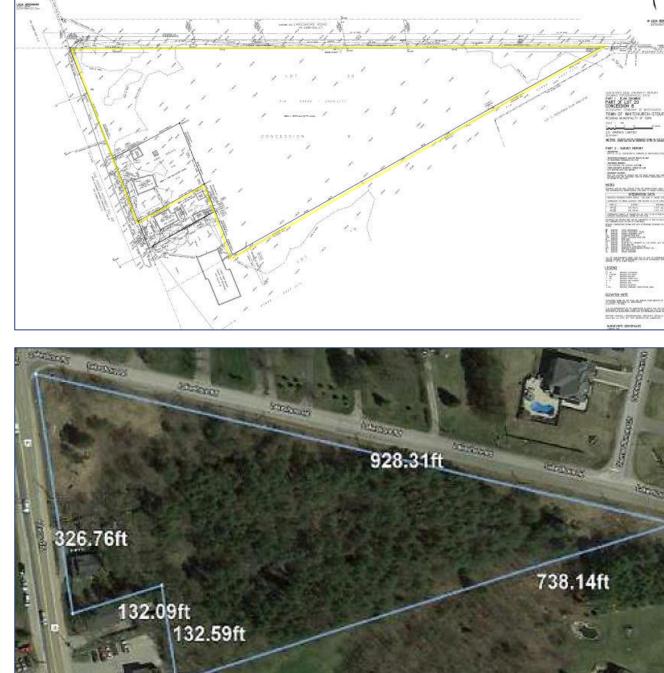
\$5,499,000 – Seller May Consider VTB Financing (Negotiable)

The close-proximity Ballantrae Golf and Country Club

## 5301 LAKESHORE ROAD | FOR SALE

SURVERY





## 5301 LAKESHORE ROAD | FOR SALE



# METROPOLITAN COMMERCIAL

626 King St West, Suite 302 Toronto, ON M5V 1M7

www.metcomrealty.com

#### **CONTACT:**

### ANTHONY MARTINO, CPA, CA Sales Representative

647-283-3193 anthony.martino@metcomrealty.com

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