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	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</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



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