

8610 HIGHWAY 7 & 4907 SEVENTH LINE ERAMOSA, ON.

**Prime Development
Corner**



**COLDWELL BANKER
COMMERCIAL**



8610 HIGHWAY 7 & 4907 SEVENTH LINE ERAMOSA



PROPERTY OVERVIEW

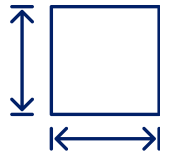
Prime corner on Highway 7 between Rockwood and Acton. Industrial mixed-use land for sale with over 5,000 SF of existing dwellings. Versatile zoning is ideal for logistics, transportation, industrial uses or mixed use commercial facing Highway 7. Strategically located 20 km from Highway 401 in Milton



\$10,990,000



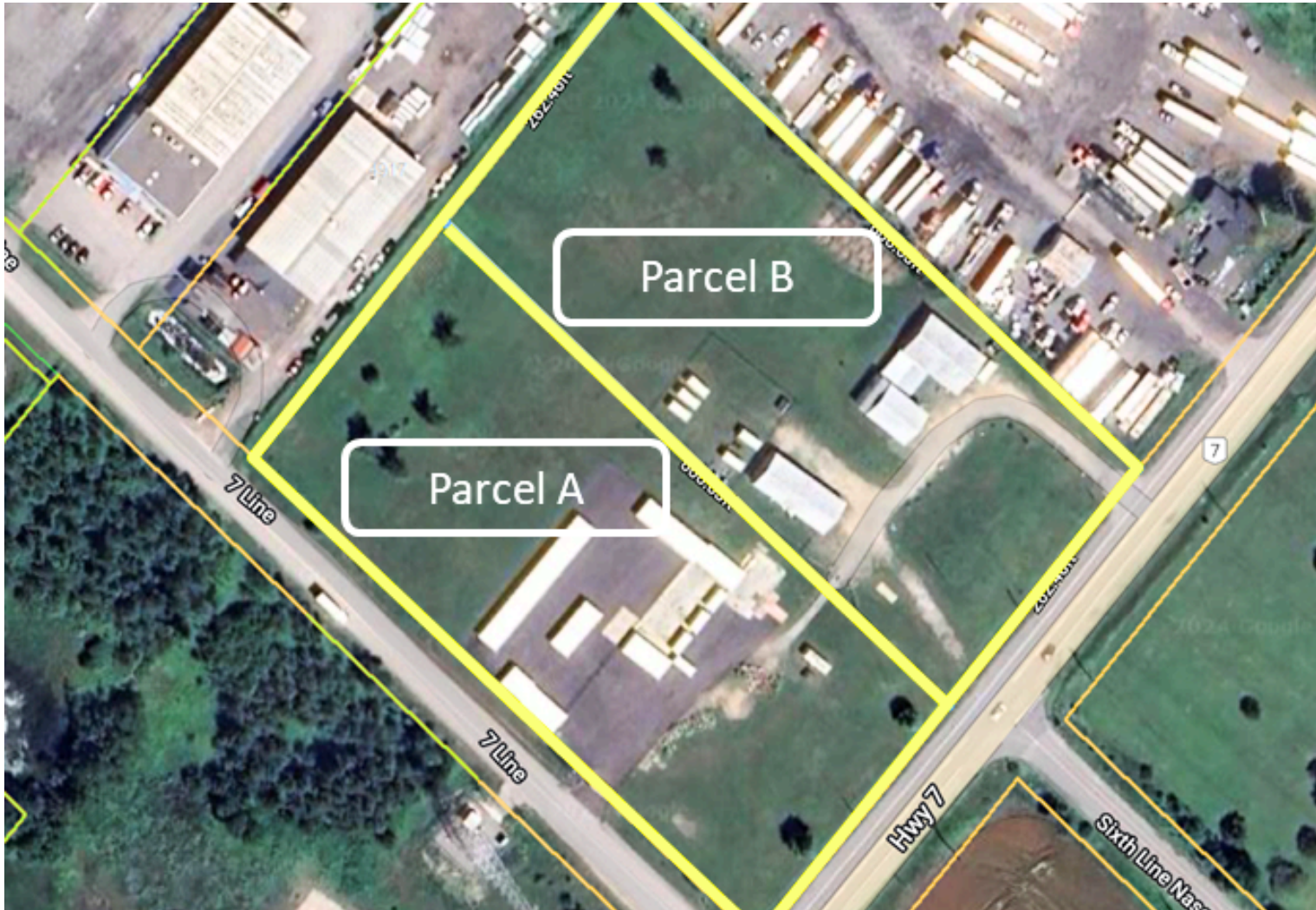
20 KM to Milton @ Highway 401



7.32 Acres | 2 Parcel



Prime location fronting Highway 7



[CLICK TO VIEW VIRTUAL TOUR](#)

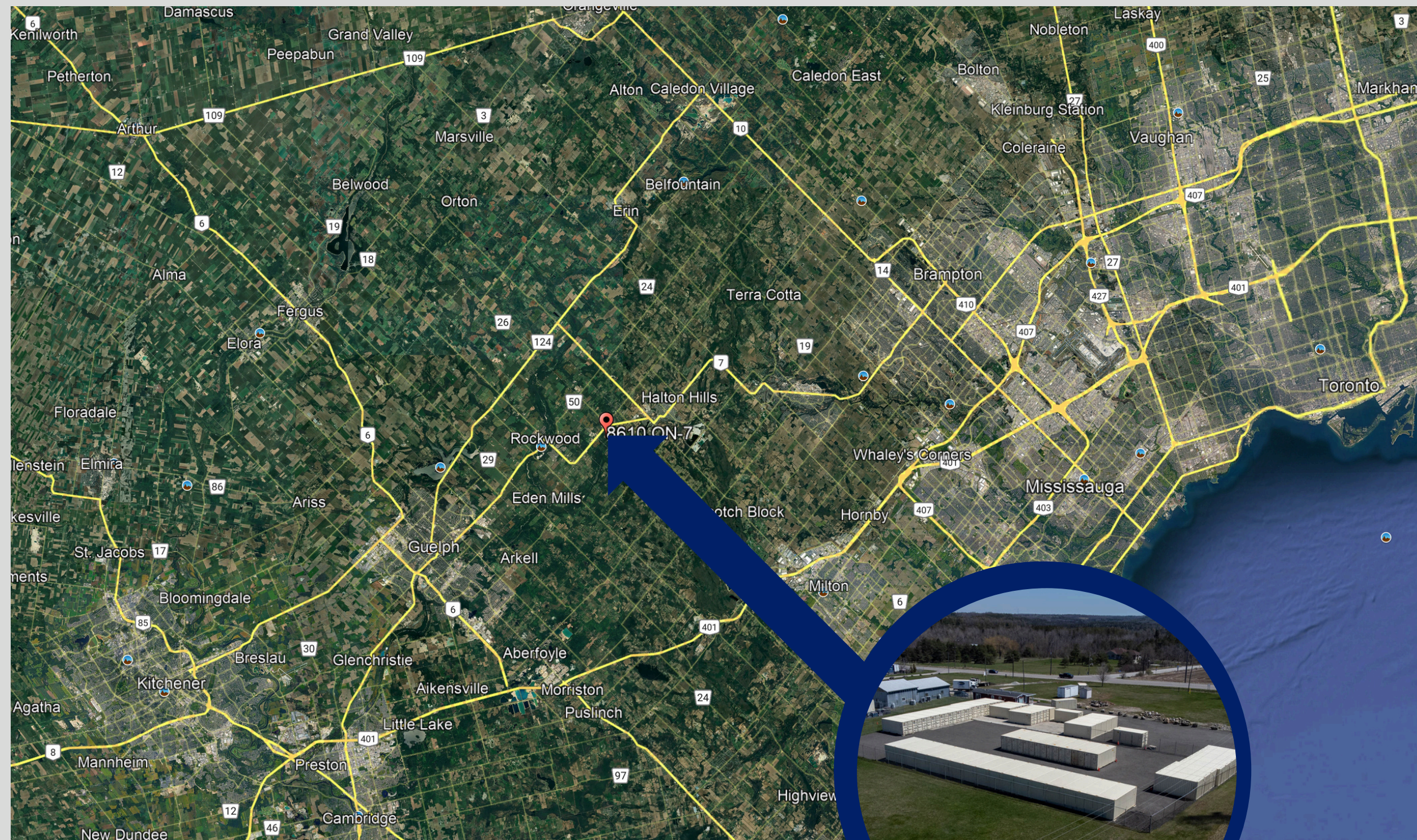


PROPERTY OVERVIEW DETAILS



LOT SIZE	7.32 Acres / 2 Parcel	
EXISTING DWELINGS	5,000 SQ FT OF RENTED SPACE, RAISED BUNGALOW HOME AND SHOP SPACE	
PROPERTY TYPE:	Industrial mixed-use land	
UTILITIES	TENANT PAYS, NATURAL GAS AT LOT LINE	
ZONING:	Zoned Rural Industrial (M1) for versatile commercial and industrial uses	
PERMITTED USES:	<div><ul style="list-style-type: none">• Accessory Retail Store, Wholesale Outlet, ‘Showroom, Office, or facilities for employees including Recreational Uses, a Child Care Centre• Restaurant Accessory Use (Section 4.2)• Agricultural Service Establishment• Agricultural Supply Establishment• Automobile Body/Repair Shop• Brewing-on-Premise Establishment• Catering Service• Construction Company Contractor Establishment• Tradesperson Establishment• Industrial Use</div> <div><ul style="list-style-type: none">• Plaza Complex• Recreational Trailer & Service Establishment• Rental Outlet• Scientific Research Establishment• Self-Storage Facility• Transport Establishment</div> <div><ul style="list-style-type: none">• Farm Implement Dealer, including the sale and service of new and used farm implements and machinery• Automobile Service/Gas Station or Public Garage• Uses accessory to the foregoing including a residence• Welding shop• Veterinary clinic• Antique store, or craft shop• Motel• Motorcycle Sales Establishment• Furniture and Appliance Store• Nursery stock outlet• Restaurant</div>	
LEGAL DESCRIPTION:	Parcel A :PT LT 1 CON 7 ERAMOSA PT 1 61R3842; GUELPH-ERAMOSA Parcel B:PT LT 1 CON 7 ERAMOSA PT 1 61R2118; S/T INTEREST IN ROS245965; GUELPH-ERAMOSA	
ASKING VALUE	\$1.450,000/ACRE	

PROPERTY OVERVIEW LOCATION



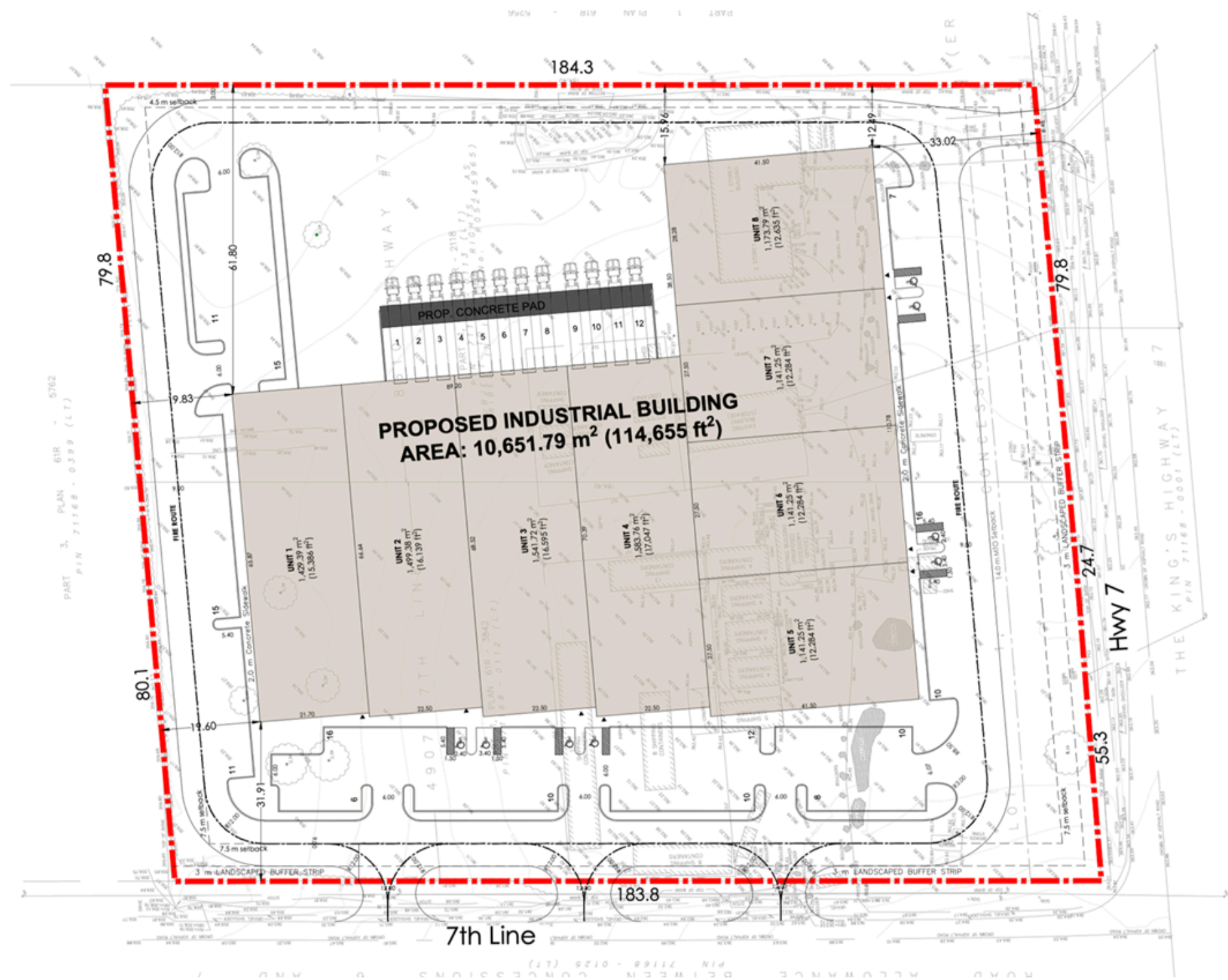
HIGHWAY INTERCHANGES

- Enter in distances to each highway 401 in Milton and 401 @ 407

DISTANCES TO CITIES

- Milton: 24 km | 25 mins
- Kitchener: 44 km | 57 mins
- Guelph: 17.9 km | 22 mins
- Barrie: 124 km | 1 hr 33 mins
- Brampton: 41.5 km | 40 mins
- Mississauga: 53 km | 48 mins
- Orangeville: 44.9 km | 45 mins
- London, Ontario: 152 km | 1 hr 57 mins

PROPOSED INDUSTRIAL BUILDING



Concept Plan A
4907 Seventh Line
Guelph-Eramosa Township
County of Wellington

LEGEND
 Subject Lands

Rural Industrial (M1) Zone Regulations Guelph-Eramosa Township Zoning By-law 40/2016		
	Required (min)	Provided
Lot Area	4,000m²	29,334.25 m²
Lot Frontage	30.0m	159.8 m
Front Yard	7.5m	33.2 m
Rear Yard	7.5m	19.6 m
Int. Side Yard	4.5m	12.5 m
Ext. Side Yard	7.5m	31.9 m
Lot Coverage (max.)	40%	36.3%
Bldg Height (max.)	15.0m	TBD

Total Lot Coverage = 10,651.79 m² (36.3%)
Total Paved Area = 13,021.79 m² (44.4%)
Total Landscaped Area = 5,660.67 m² (19.3%)
Number of Parking Spaces [used Industrial Use: 1 space per 90 m²]:
Required = 119 spaces (7 barrier free spaces) (12 loading spaces)
Proposed = 157 spaces (8 barrier free spaces) (12 loading spaces)

Notes:
1. For conceptual purpose only
2. Measurements are approximate.

DATE February 23, 2024

SCALE 1:750

DRN CCF

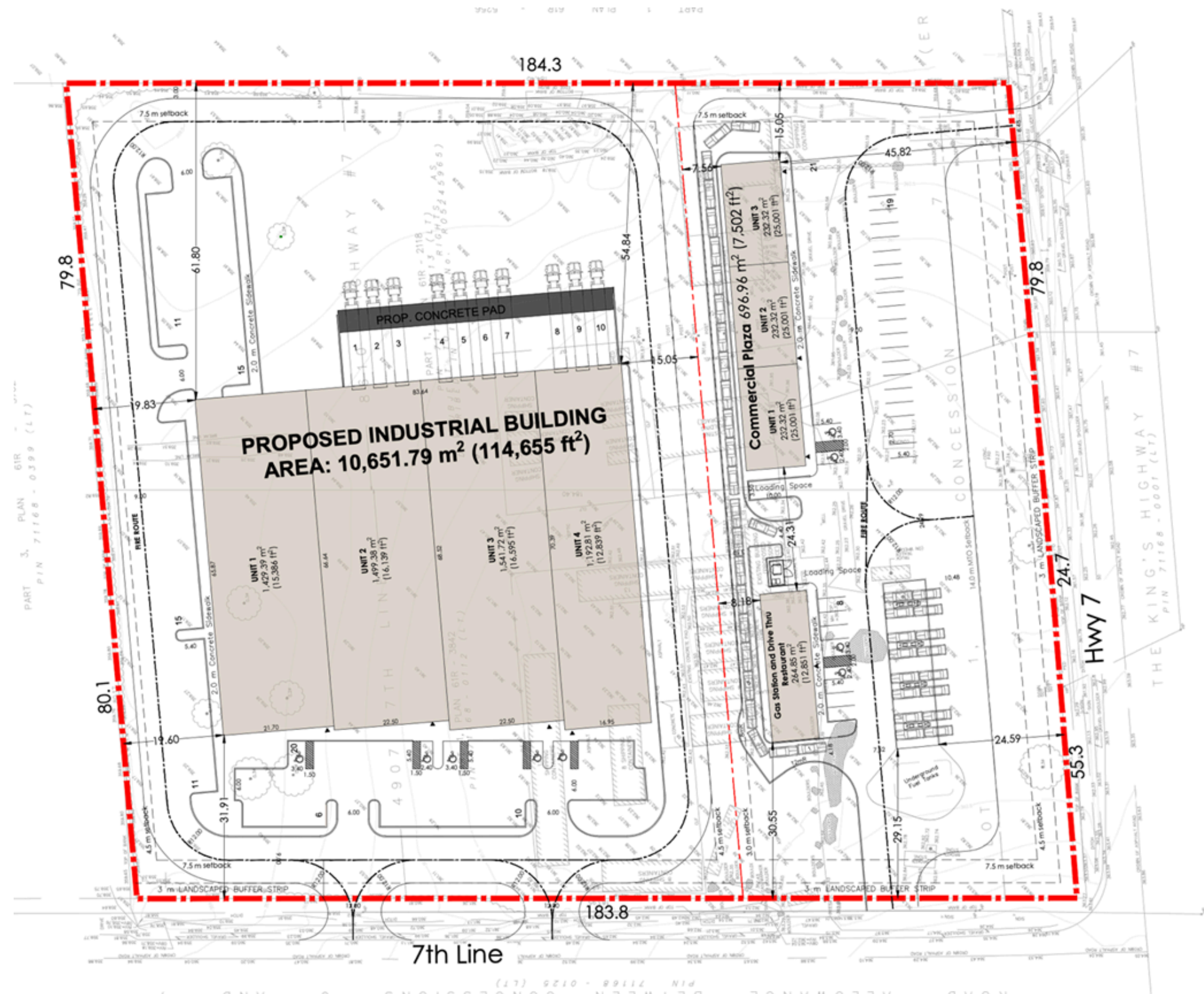
FILE 23264A

**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

Concept A is what can be constructed under current planning controls (Rural Employment designation and M1 zone category). It is a large rural industrial building that maximizes built floor area under the applicable M1 zoning while meeting parking and landscape open space requirements. The building can be divided up as shown (as in an industrial mall) or accommodate one user/tenant. This concept would be permitted 'as of right' under existing planning controls (i.e. only site plan approval would be required) and considers both properties as one parcel.

- Specifically, the concept:
- Accommodates the 14 metre setback required by MTO along Highway 7
 - Uses existing Highway 7 access to site
 - Accommodates fire route lanes around site
 - Provides for the maximum number of accesses that are anticipated to be permitted From Seventh Line

PROPOSED INDUSTRIAL BUILDING



Concept Plan B

4907 Seventh Line
Guelph-Eramosa Township
County of Wellington

LEGEND

Subject Lands

Property A - Rural Industrial (M1) Zone Regulations Guelph/Eramosa Township Zoning By-law 4

	Required (min)	Proposed
Lot Area	4,000 m ²	18,900 m ²
Lot Frontage	30.0 m	118.5 m
Front Yard	7.5 m	3 m
Rear Yard	7.5 m	5 m
Int. Side Yard	4.5 m	1 m
Ext. Side Yard	7.5 m	0 m
Lot Coverage (max.)	40%	29.9%
Bldg Height (max.)	15.0 m	15.0 m

Total Lot Coverage = 5,663.3 m² (29.9%)
Total Paved Area = 10,077.7 m² (53.2%)
Total Landscaped Area = 3,184.3 m² (16.9%)
Number of Parking Spaces [used Industrial Use: 1 space per 90 m²]
Required = 63 spaces (5 barrier free spaces) (7 loading spaces)
Proposed = 88 spaces (5 barrier free spaces) (10 loading spaces)

Property B - Highway Commercial (C4) Zone Regulations Guelph/Eramosa Township Zoning By-law 4

	Required (min)	Proposed
Lot Area	4,000 m ²	10,410 m ²
Lot Frontage	30.0 m	65.2 m
Front Yard	7.5 m	2 m
Rear Yard	7.5 m	1 m
Int. Side Yard	3 m	7 m
Ext. Side Yard	4.5 m	2 m
Lot Coverage (max.)	40%	37.1%
Bldg Height (max.)	11.0 m	11.0 m
Landscaped Area (min)	10%	10%

Total Lot Coverage = 1,227.2 m² (11.8%)
Total Paved Area = 5,321 m² (51.1%)
Total Landscaped Area = 3,860.8 m² (37.1%)
Number of Parking Spaces [used Plaza Complex less than 600 m² per 23 m²]
Required = 42 spaces (4 barrier free spaces) (1 loading spaces)
Proposed = 48 spaces (4 barrier free spaces) (2 loading spaces)

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PLANNING
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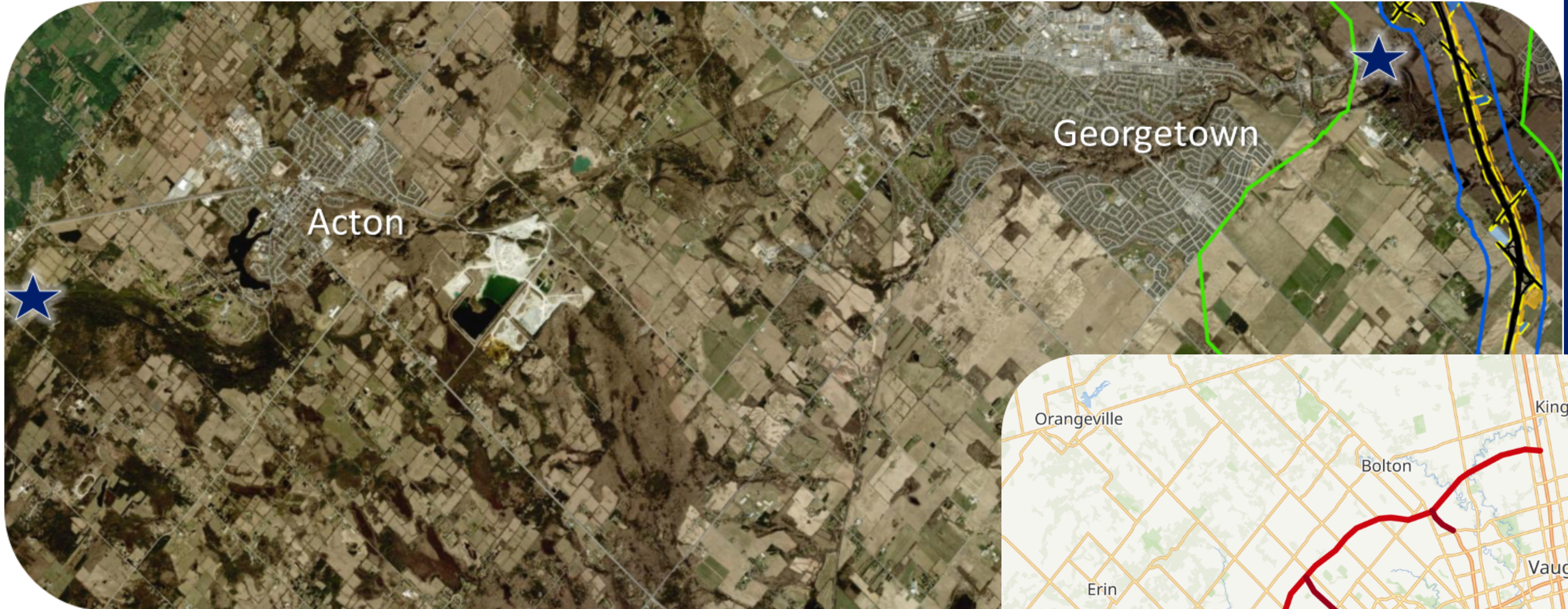
Concept B includes a gas station and small commercial building/plaza along the Highway 7th frontage on its own lot (similar to your previous concepts) and provision for industrial uses in the north end of the site. While an auto body repair shop is permitted in the M1 zone category, gas stations and commercial uses generally (i.e. restaurant, drive-thru) are currently not permitted and as such a zoning by-law amendment would be required to provide for the uses contemplating for the highway frontage. The lands are designated Rural Employment in the Official Plan and as such are intended to accommodate industrial and some service uses that require large lots, do not require significant amounts of water, and benefit from access to major transportation routes and rural resources. Policies for Rural Employment lands specifically state that retail commercial uses and service commercial uses normally found in urban centres (i.e. Rockwood) are ‘not allowed’. An Official Plan Amendment is therefore anticipated to permit the proposed gas station in addition to the zoning by-law amendment.

PROPOSED STORAGE BUSINESS ON 1/4 OF LANDS

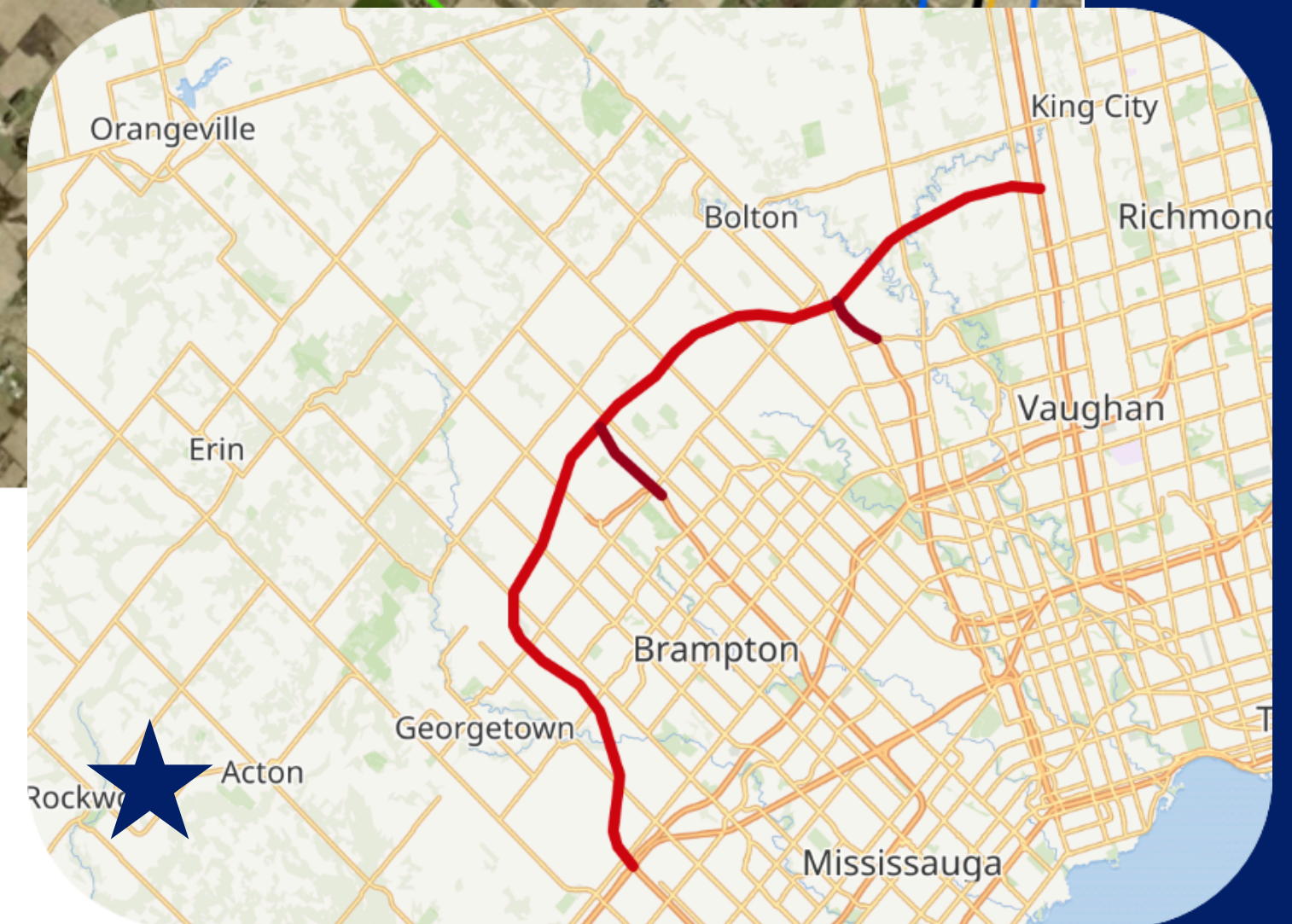


Proposed are 68 shipping containers for a storage container business.
Permitted under the zoning

PROPOSED FUTURE HIGHWAY 413



- New Proposed Highway would have positive impacts to properties west of Georgetown trying to connect to Highway 400
- This proposed four to six-lane highway backed by the Ford government that would provide a new 59-kilometre-long transit corridor from Highway 400 in Vaughan to the intersection of the 407 and the 401 at the Mississauga/Brampton border.
- According to the Provincial Government, the new highway will save 30 minutes during non-rush hour traffic for drivers travelling the entire length of the route compared to taking Highway 401 and Highway 400.





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