

1777 Old Second South/Midhurst

Presented by Squarefoot Commercial Group

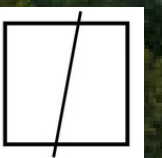
Active
Aggregate
Extraction

MLS #40175578

\$3,750,000

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MAP

Entrance



Gravel Pit

400

400

11

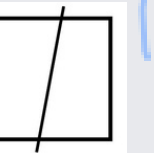
LOCATION

Legal: Part of Lot 31, Concession 1, Part 1 on Plan 51R-15144, Township of Springwater

PIN: 583640135

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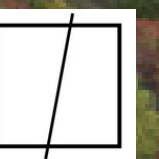
Area of Extraction Area

Hwy 400

AERIAL VIEW

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ZONING BY-LAW

- Zoning: ME-9 Extractive Industrial Special | OS Open Space | A Agriculture

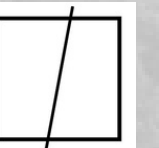


- **Midhurst Zoning By-Law**
- **A: Agriculture Link**
- **OS :Open Space Link**
- **ME-9: Extractive industrial link**

ZONING

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Site Area Sizes

Total Site Area

PIN: 583640135 (Yellow) +/- 97.5 AC (MPAC)

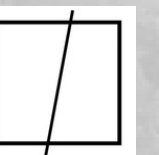
Class A License # 32554 (Blue) +/- 47.9AC



SITE AREA

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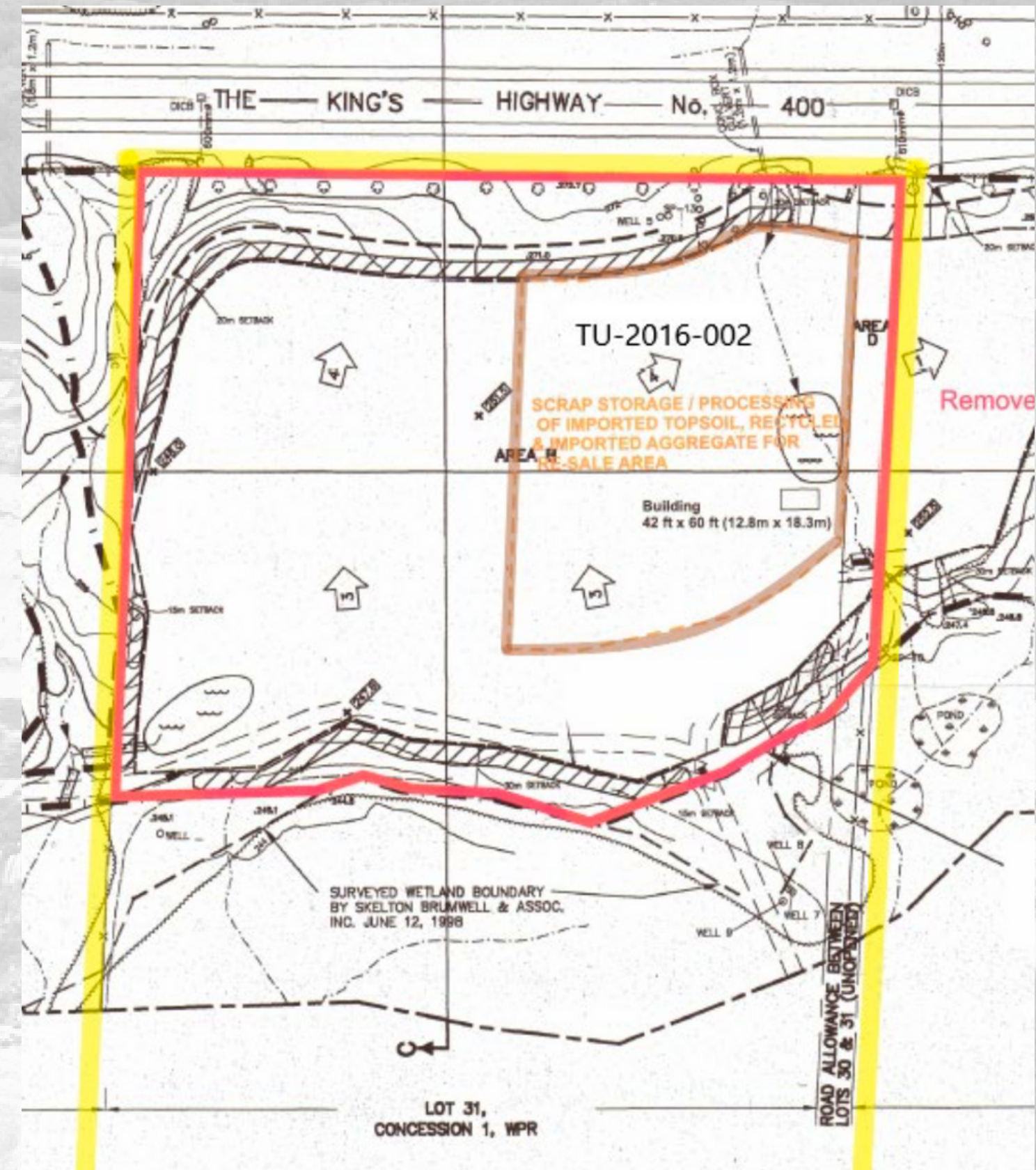
Aggregate Licence

Aggregate Licence No. 32554

Yellow - Subject Area- 97.5AC

Red - Licence Area - 47.9AC

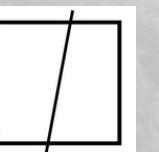
Brown - Subject to Temporary Use Application



ZONING

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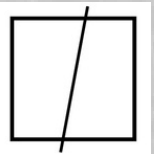
The Property



PHOTOS

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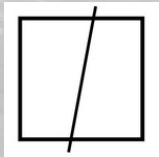
The Property



PHOTOS

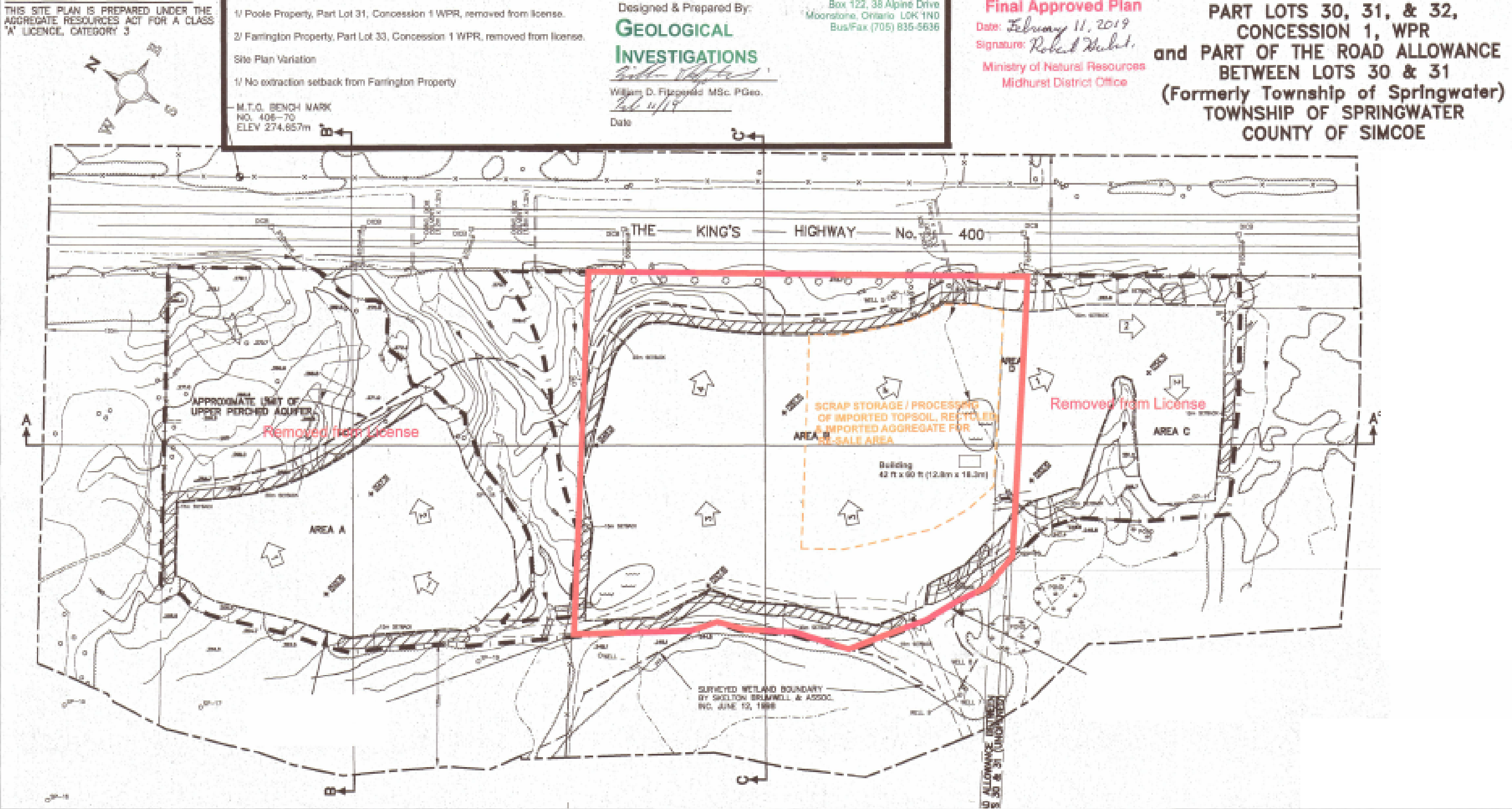
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Site Plan

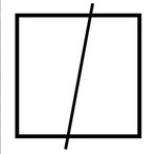
FULL PDF AVAILABLE FOR REVIEW



SURVEY

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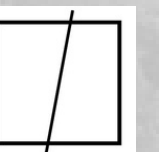


EXECUTIVE SUMMARY

- **Offering:** The property being offered for sale is a Licensed Gravel Pit (aggregate extraction use) and is priced based on that intended use continuing.
 - This includes the associated Top Soil transfer station use, and has further development potential.
 - As permitted under land use regulations, the continued and future rehabilitation of the site is possible when it is economically viable to pursue.
- **Total Area:** 97.5AC
- **Address:** 1777 Old Second South, Midhurst, Ontario
- **Zoning:** ME-9: Extraction Industrial Special | OS: Open Space | A: Agriculture
- **OP Designation:** Greenlands and Rural

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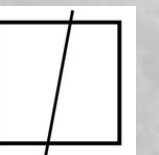


The Pit

- 47.9AC Licensed Aggregate Resources Act (ARA)
- Class A Licence No. 32554 | Date of issue Nov 2, 2015 | 500,000 tonnes/ year | reserves Sand and Gravel estimated 1,500,000+ tonnes.
- 18AC of imported materials for rehabilitation purposes allowed through Springwater By-law 5000-249 | Temporary Top Soil Transfer Station Table 1 & 2 soils allowed
- 49.6AC unlicensed area
- Cleared area east of scale house, inside of pit entrance currently used for equipment storage and signage on site

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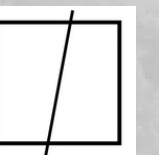
The Investment

- **Sale includes:**

- Transfer of Class A Aggregate Licence.
- Aggregate Reserve.
- Anticipated importation volumes and net return from inert fill used for rehabilitation purposes on ARA Licenses No. 32554.
- 2,400 SF, 40'x60' tarpaulin calhoun structure on pre-cast concrete block foundation and packed gravel interior surface area, built/installed in 2013.
- Building further includes a 16' overhead drive in door, 2 man door with diesel heater.
- Heated scale house, serviced with electricity, constructed in 2000.
- Scale / weigh station.
- Separate washroom structure with running water and heat.

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MEDIA & LINKS

SOCIAL MEDIA

Social Media Links



FACEBOOK



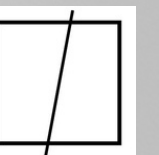
INSTAGRAM



YOUTUBE

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SQUAREFOOT COMMERCIAL GROUP



LINDA LOFTUS
Broker
CCIM SIOR CIPS MRICS FEA



SHANNON MACINTYRE
Broker
CCIM SIOR



ASHLEY POLISCHUIK
Broker
B.Comm CCIM



BETH LAMBERT
Sales Representative
Business Development
Coordinator

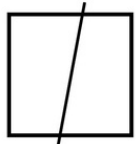


LAUREN MCNAIR
Sales Representative
B.A.

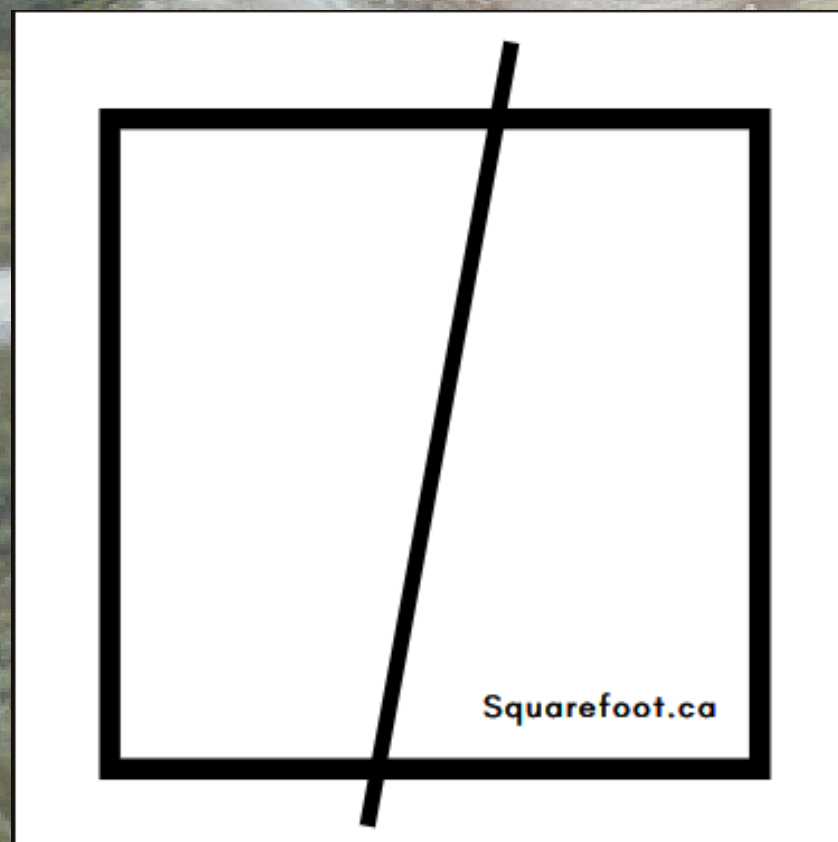
LISTING TEAM

PORTFOLIO OF EXPERIENCE
CLICK TO VIEW

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CONTACT US



Squarefoot Commercial Group

All numbers, sizes, prices and details contained herein subject to change without notice. Buyers and Brokers encouraged to verify all details and obtain necessary legal and accounting advice. Sutton Group Incentive Realty does not represent or warrant Aggregate Licensing details and has used information believed to be accurate and true and as supplied.



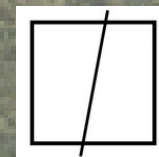
MAILING ADDRESS
80 Maple Avenue, Barrie L4N 1R8

PHONE NUMBER
705-735-2246

EMAIL ADDRESS
hello@squarefoot.ca

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