

\$1,300,000

3.87AC

FOR SALE



Industrial Vacant Land

PT LT 21 CON 11

Oro-Medonte, ON

MLS# 40380178, S5928255

Sutton Group Incentive Realty Inc. Brokerage*

Property Details & OP

- Property Size: 3.87 AC
- OP: Hawkestone Expansion Area
- Topography: Flat and Clear
- Lot Coverage: 25%
 - Potential to build approximately 40,000SF building (+/-), subject to municipal approvals for site plan
- Local Industrial (LI) Zoning Vacant Land
- Over 200' of frontage Highway 11 N
- Over 750' of frontage on Line 11 S
- Exposure on the overpass and Highway 11
- Close proximity to Heidi's Campground and Big Curve Acres, 10 minutes from Orillia
- Contact MTO for more information related use restrictions and regulations
 - MTO contact

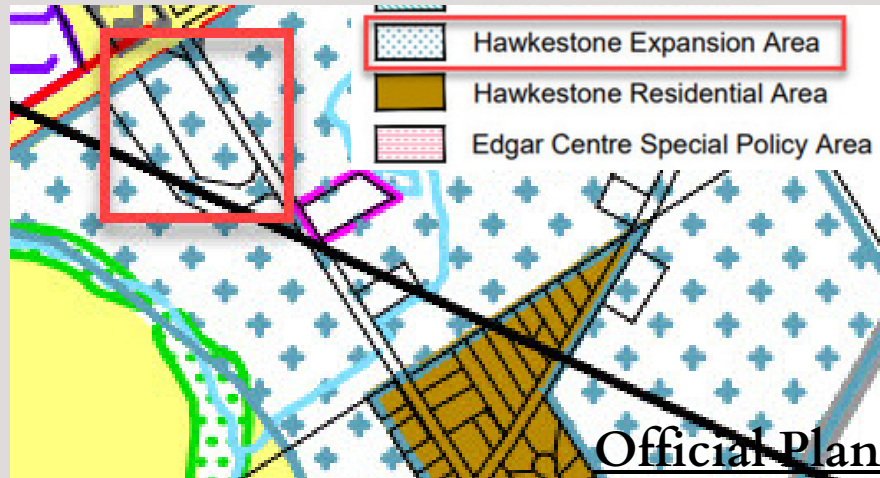


Official Plan Designation

Hawkestone Expansion Area

Permitted uses in the *Hawkestone Expansion Area* designation are limited to agricultural uses and uses that existed on the date the Plan was adopted by Council. It is intended that all or a portion of these lands will be designated *Hawkestone Residential* as part of the Secondary Plan process in accordance with Section C3.3.3.5.

Notwithstanding this policy, Council may consider the zoning of lands at the southeast corner of Highway 11 and the 11th Line for commercial purposes in the implementing Zoning By-law. Matters to be considered by Council before making a decision on such a zoning shall be whether the development of commercial uses on private services in this location is premature and in the public interest in advance of the preparation of the Secondary Plan required by Section C3.3.3.5.



Local Industrial Zoning

PERMITTED USES:

Industrial Uses:

- Service Shops, light
- Warehouses
- Industrial uses
 - No accessory outdoor storage is permitted. A maximum of 25% of the gross floor area of the premises may be used for the selling of goods, wares, or merchandise at retail or wholesale to the public.
 - Only dry industrial uses are permitted
 - means an industrial use, which does not require the use of water in the manufacturing, processing, fabricating or assembling of any good, substance, article or thing

*all subject to MTO approval

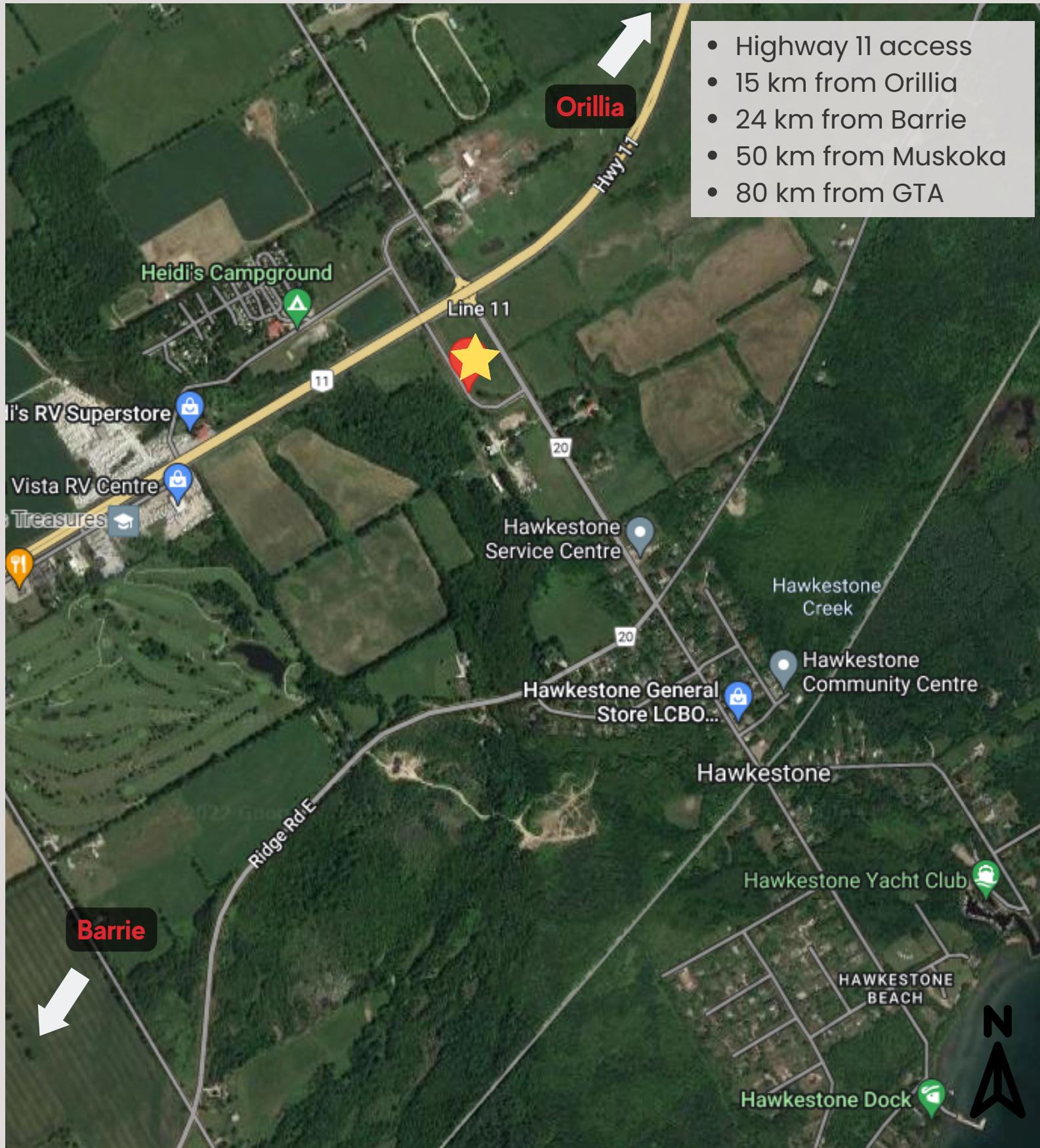


BUILDING REQUIREMENTS

Standard	Zone		
	IR	LI	ED
Minimum <i>lot area</i>	0.4 ha	0.18 ha	0.4 ha
Minimum <i>lot frontage</i>	40 m	30 m	40 m
Minimum required <i>front yard</i>	11.0 m	7.5 m	11.0 m
Minimum required <i>exterior side yard</i>	11.0 m	4.5 m	11.0 m
Minimum required <i>interior side yard</i>	6.0 m	3.0 m	6.0 m
Minimum required <i>rear yard</i>	11.0 m	7.5 m	11.0 m
Width of <i>planting strip adjacent to front lot line</i>	3.0 m	N/A	6.0 m
Width of <i>planting strip adjacent to exterior side lot line</i>	3.0 m	N/A	6.0 m
Maximum <i>height</i>	12.0 m	11.0 m	12.0 m



Location



The Team

SQUAREFOOT COMMERCIAL GROUP

Squarefoot Commercial Group is a specialized commercial real estate group. Our Associates focus on sales and leasing, repurposing, and repositioning commercial real estate assets. We continue to be actively involved in selecting the best intensification sites for communities slated to be the fastest growing communities in Simcoe County and north of the GTA, as identified in the Ontario Growth Plan.

Squarefoot Commercial Group has an all-encompassing due diligence process – developed over 60+ years – to investigate, evaluate and recommend the highest and best use for our clients projects, assets and specific needs.



LINDA LOFTUS

Broker

CCIM SIOR CIPS MRICS FEA

linda@squarefoot.ca



SHANNON MACINTYRE

Broker

CCIM SIOR

shannon@squarefoot.ca



ASHLEY POLISCHUIK

Broker

B.Comm CCIM

ashley@squarefoot.ca



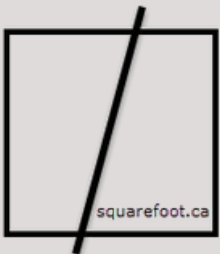
LAUREN MCNAIR

Sales Representative

B.A.

lauren@squarefoot.ca

Sutton Group Incentive Realty Inc. Brokerage*



Social Media Links



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[YOUTUBE](#)

80 Maple Avenue
Barrie, ON L4N 1R8
Direct: 705-735-2246
Office: 705-739-1300
hello@squarefoot.ca
www.squarefoot.ca

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*Independently Owned & Operated.

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