

INDUSTRIAL SITE / REDEVELOPMENT OPPORTUNITY



FOR SALE
50 COMMERCIAL RD
BOLTON, ON

FOR FURTHER INFORMATION, PLEASE CONTACT:

GORAN BRELIH B.SC., SIOR
SENIOR VICE PRESIDENT, BROKER
416.756.5456
goran.brelih@cushwake.com

PAUL LANGER, SIOR
EXECUTIVE VICE PRESIDENT
905.489.0702
planger@lennard.com



**CUSHMAN &
WAKEFIELD**

Lennard:

Cushman & Wakefield ULC, Brokerage.

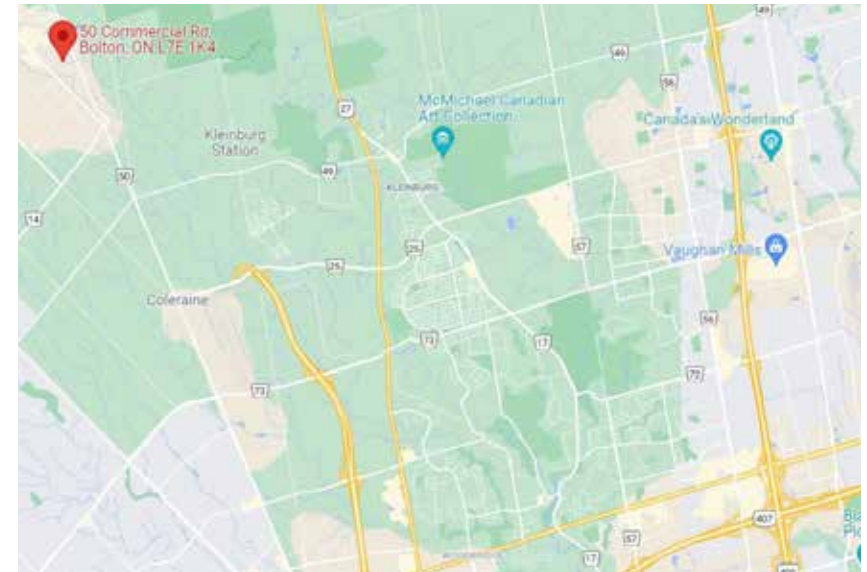
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

BUILDING SPECIFICATIONS

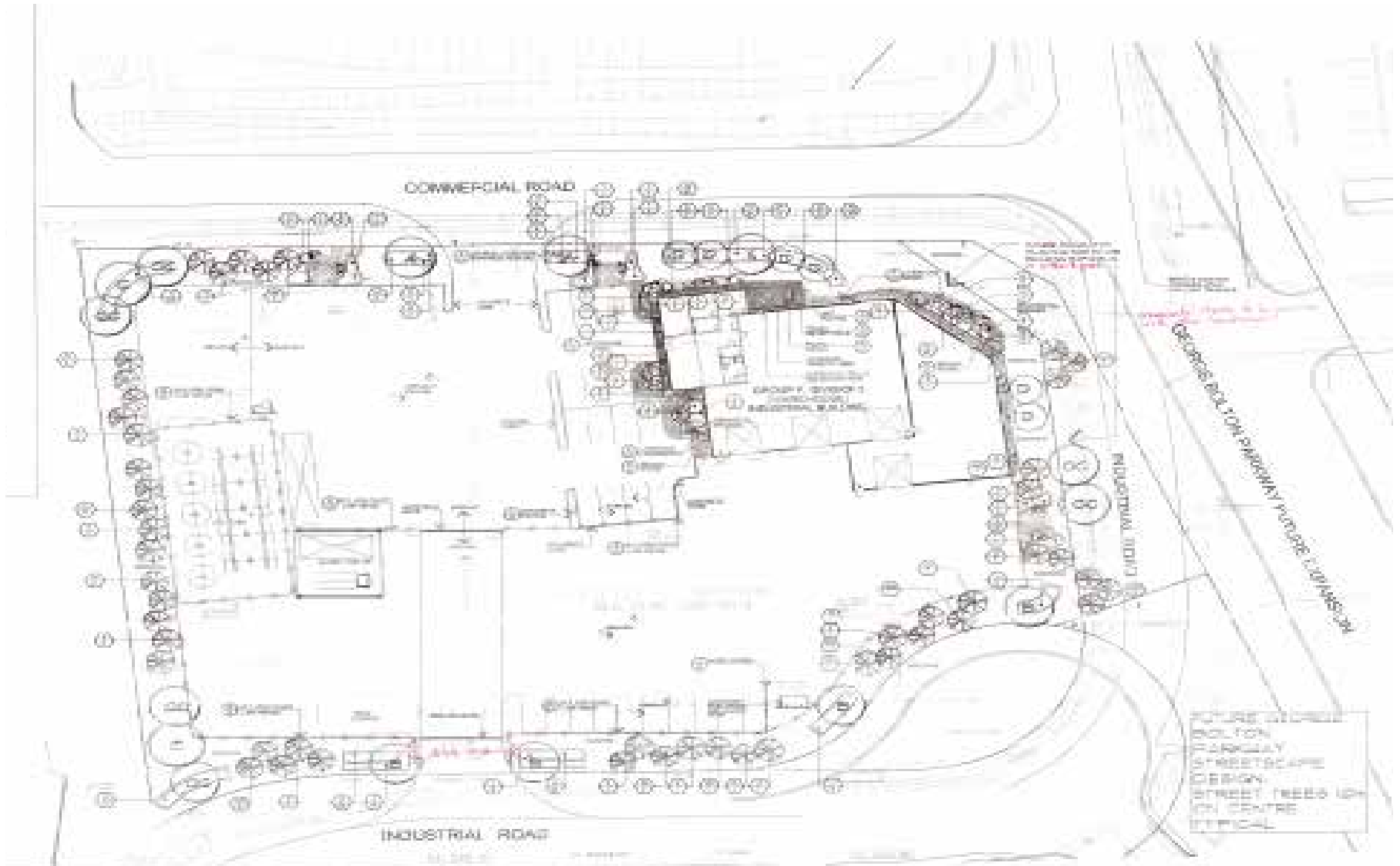
BUILDING SIZE	6,567 SF
LOT SIZE	2.15 acres
ZONING	MU (Unserviced industrial)
TAXES	\$40,700.80 (2021)
OCCUPANCY	Immediate closing preferred with leaseback until July 2022

PROPERTY HIGHLIGHTS

- 2.15 acre site
- Redevelopment site, identified as “New Commercial Core”
- Located at the corner of Industrial & Commercial Rd
- Environmental reports available
- Offers will be accepted on November 3rd, 2021 5:00 p.m



SITE PLAN

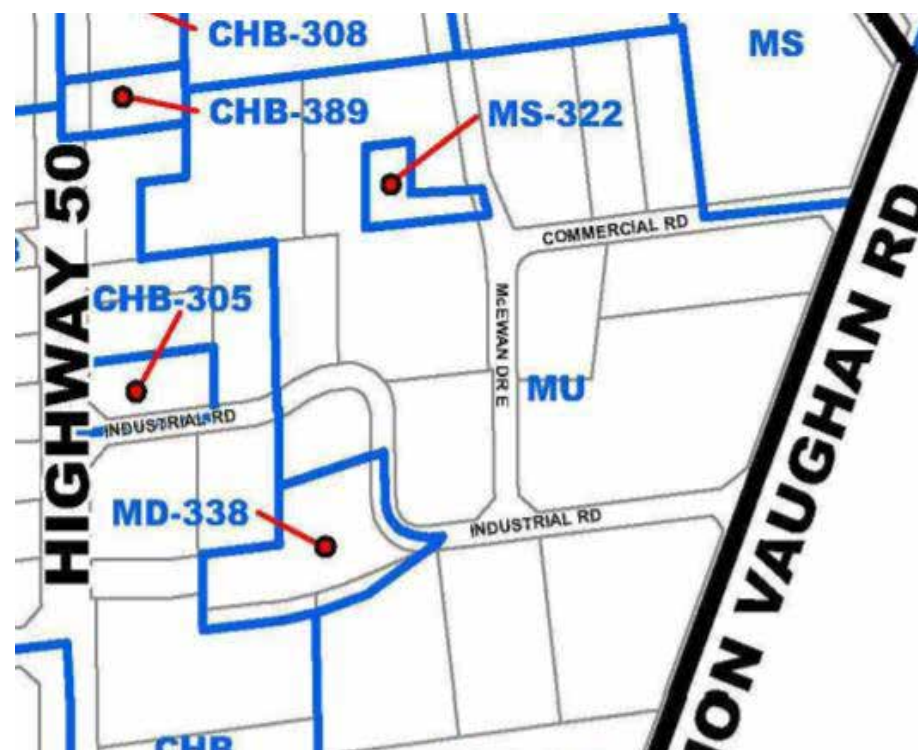


ZONING AND PERMITTED USES

UNSERVICED INDUSTRIAL - MU

Uses Permitted

- Bulk Storage Facility
- Contractor's Facility
- Equipment Storage Building
- Factory Outlet
- Gasoline Pump Island, Accessory
- Industrial Use
- Maintenance Garage, Accessory
- Merchandise Service Shop
- Motor Vehicle Body Shop
- Motor Vehicle Compound
- Motor Vehicle Repair Facility
- Motor Vehicle Towing Facility
- Open Storage Area, Accessory
- Outside Display or Sales Area, Accessory
- Transportation Depot
- Warehouse
- Warehouse, Public Self-Storage



REGIONAL & MUNICIPAL ZONING POLICIES

REGION OF PEEL OFFICIAL PLAN

The subject property is designated as Rural Service Centre outside ORMCPA.

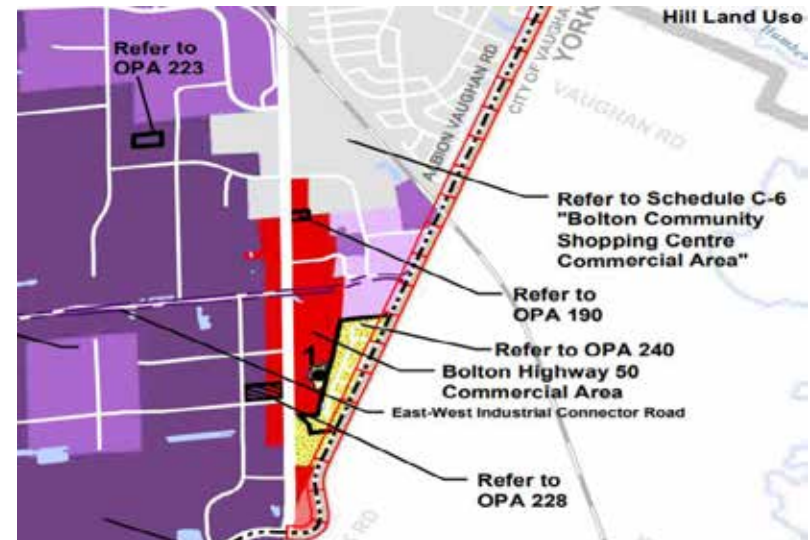
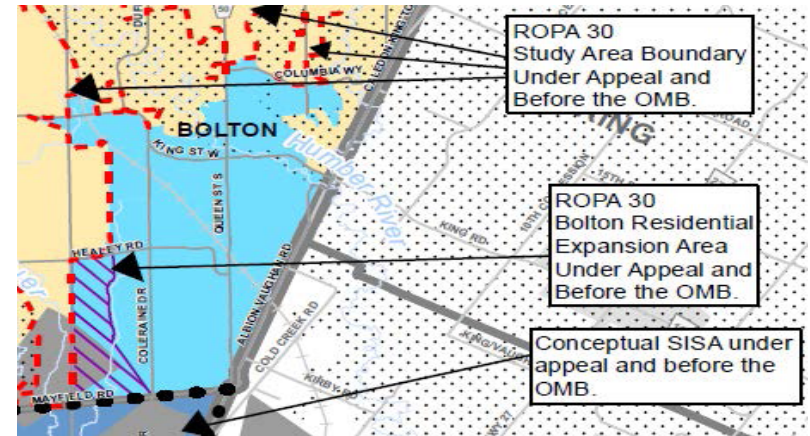
TOWN OF CALEDON OFFICIAL PLAN

Bolton Land Use Plan designates the subject property as “Dry Industrial” which permits the following uses:

- Manufacturing, fabricating, printing, processing, and packaging operations;
- Warehousing and wholesale operations;
- Transportation terminals;
- Contractor’s yard, auctioneer’s facility;
- Open storage;
- Public uses and utilities; and
- Automotive uses, excluding motor vehicle

All uses that are permitted within the Dry Industrial d designation are subject to the approval of the Region of Peel and the Ministry of the Environment and Climate Change.

Uses with high water and sewage demands that cannot be handled by private systems shall not be permitted within the Dry Industrial designation.



QUEEN STREET CORRIDOR STUDY

In the summer of 2016, the Town of Caledon retained Dillon Consulting Limited to undertake the Queen Street Corridor Study, centred in the historic Village of Bolton. The study area includes an area of approximately 10km along Regional Road 50/Queen Street (between Emil Kolb Parkway to Mayfield Road), Regional Road 9/King Street (between Cole-raine Drive to the Humber Valley Trail). The project was delivered in three phases: PHASE 1: Getting Started, Existing Conditions, Initial Consultation, PHASE 2: Scenario Development & Design Refinement and PHASE 3: Refined Design Selection & Presentation.

A key objective of the Bolton Queen Street Corridor Study is to identify land use and design opportunities along the study area that could thrive within the current developed landscape and accommodate changing demands for growth to 2041. A series of conceptual land uses were developed from a review of existing conditions and comments collected as part of the public consultation to date. The Queen Street Corridor Study identifies the site at 50 Commercial Road, Bolton as “New Commercial Core”.

NEW COMMERCIAL CORE

- Focus on enhancing opportunities for higher density commercial and higher density residential activity along Highway 50 between McEwan Dr. and George Bolton Pkwy towards in support of establishing a new commercial core.
- Intended to maximize use of existing road network and future eastward expansion of George Bolton Parkway to Industrial Rd.
- Focus on incorporating facilities for active transportation “from the start”.
- Ideas:
 - Enhance opportunities for development adjacent to the Queen St. corridor, with vehicle parking underground or at the rear.
 - Establish opportunities for high density uses and corresponding building heights along the Queen St. corridor.
 - Emphasize and enhance opportunities for street furniture, active transportation and connectivity along the Queen St.

**Bolton Queen Street Corridor Study
Conceptual Land Uses**

