

For Sale



85-95 Brock Road South, Puslinch, ON

14.84 Acres | Heritage House† with Commercial Land

Ideal for Garden Centre, Day Care, Medical/Animal Clinic or Retail Store!

EVAN S. WHITE*

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CBRE

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Site Details

LOT SIZE	85 Brock Road South:	GROSS ±3.09 Acres	USABLE ±1.70 Acres
	95 Brock Road South:	<u>±11.75 Acres</u>	<u>±4.00 Acres</u>
	Total:	±14.84 Acres	±5.70 Acres
LEGAL DESCRIPTION	PART LOT 23, CONCESSION 7, TOWNSHIP OF PUSLINCH, AS IN ROS615901 EXCEPT PART 1 61R21191 AND AS IN ROS250855 ; TOWNSHIP OF PUSLINCH		
ASKING PRICE	\$3,500,000.00		
TAXES (2024)	\$9,353.90		
ZONING	— CMU (h5) Core Mixed use which permits Community Garden, Retail Store etc. (See zoning page for further details) — A - Agricultural — NE - Natural Environment <i>*House is listed on Township's Heritage Registry - speak to L.A. for details</i>		
CLOSING DATE	July 2025		
NOTES	— Seller is in process of obtaining severance - speak to L.A. — Buyer to verify all information		



Zoning - CMU (h5), A & NE

Core Mixed use with a holding provision number 5, Agricultural and Natural Environment

[Click Here For Additional Info](#)

CMU (H5) PERMITTED USES

Residential Uses

- Accessory apartment
- Boarding, lodging, or rooming house
- Dwelling, duplex
- Dwelling multiple
- Dwelling, semi-detached
- Dwelling, townhouse
- Dwelling unit in mixed-use building
- Group home
- Home business
- Private home day care
- Day care centre
- Farmer's market
- Financial institution
- Funeral establishment Hotel
- Medical office
- Micro-brewery, distillery, or winery
- Mixed-use building
- Personal service establishment
- Place of entertainment

Non-Residential Uses

- Animal clinic
- Artisan Studio
- Art gallery
- Assembly hall
- Community garden
- Business or professional office
- Commercial school or studio
- Community use
- Place of worship
- Private club
- Private school
- Public school
- Public park
- Restaurant
- Retail store
- Service or repair establishment
- Theatre

HOLDING PROVISION 5

Permitted Uses

- Until the holding symbol is removed, these lands shall only be used for legal uses, buildings, and structures existing on the lot.

Conditions For Removal

- Prior to the removal of the holding symbol, Council shall require the submission and approval of a Site Plan Approval application. Council may also require that any of the studies that would normally be required as part of an application for a zoning by-law amendment (as outlined in Section 13.15.5 of the County Official Plan) be completed as part of the Site Plan Approval application.

AGRICULTURAL ZONE PERMITTED USES

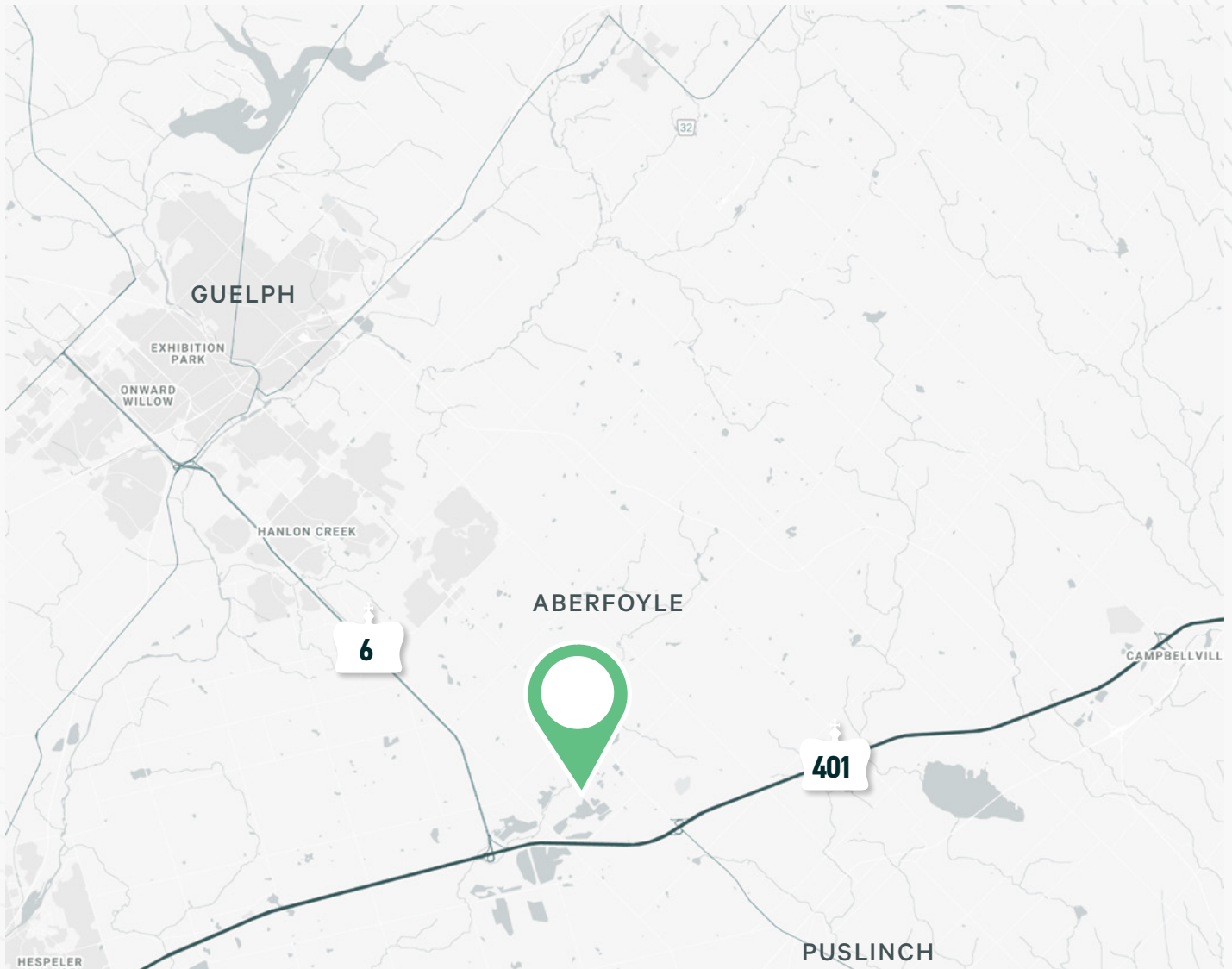
- Accessory apartment
- Agricultural use
- Agriculture-related uses
- Animal clinic, agricultural
- Bed and breakfast
- Community garden
- Conservation use
- Daycare centre
- Dwelling, single detached
- Group home
- Farm related business
- Farm greenhouse
- Farm products sales outlet
- Farmer's market
- Home business
- Home industry
- Institutional use
- Private home day care

NE PERMITTED USES

- Agricultural use
- Boat house, boat dock
- Conservation use
- Public park

Location

[Click to View Amenities Map](#)



Population | ±147,931

Labour | ±85,641

Median Age | 37.9 yrs

TO HIGHWAY 401 8 MIN / 4.8 KM

TO HIGHWAY 6 8 MIN / 4.7 KM

TO DOWNTOWN GUELPH 21 MIN / 16.7 KM

TO DOWNTOWN CAMBRIDGE 28 MIN / 23.6 KM

TO DOWNTOWN TORONTO 1 HR 8 MIN / 83.7 KM

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PUSLINCH, ON

Contact Us

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