

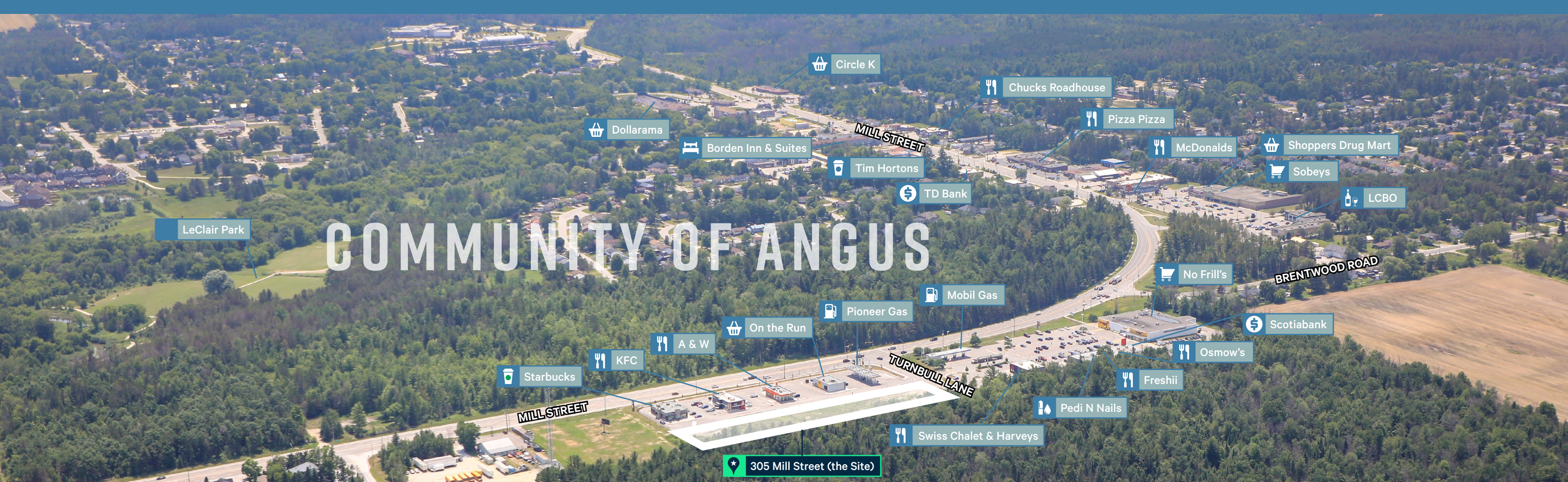
RECEIVERSHIP SALE • ±2.92 ACRES

305 MILL STREET

ANGUS, ONTARIO



± 2.92 ac. Commercial Development Land for Sale



THE OFFERING

CBRE Limited is pleased to offer for sale on behalf of the receiver approximately \pm 2.92 acres of commercial development land located at 305 Mill Street, Angus (the “Site” and/or “Property”). The Site presents a unique opportunity for an investor / developer to acquire vacant, flat, and well-maintained land for development, adjacent to newly constructed retail buildings. The Property benefits from good exposure along Mill Street which is a major thoroughfare between Angus and Barrie, Ontario, 20-minutes to the east. Mill Street is also the ‘main street’ in Angus that has the majority of restaurants, retail, commercial and institutional uses within the community. The Property also benefits from easy access along Turnbull Lane which is a fully signalized intersection.

305 Mill Street is designated in the Township of Essa’s Official Plan Schedule “A”: Land Use Designations as Commercial and is designated in the Township of Essa, Angus Zoning Bylaw Schedule “B” as Core Commercial. The Core Commercial zoning bylaw permits a wide variety of uses listed on the following page.

SITE DETAILS

Address	305 Mill Street, Angus
Total Land Area	\pm 2.92 acres
Official Plan	Commercial
Zoning	Core Commercial C2
Restrictive Covenants	Contact Listing Agents for more details



LAND SURVEY & EXISTING PLANNING DESIGNATIONS

OFFICIAL PLAN



OFFICIAL PLAN: COMMERCIAL PERMITTED USES

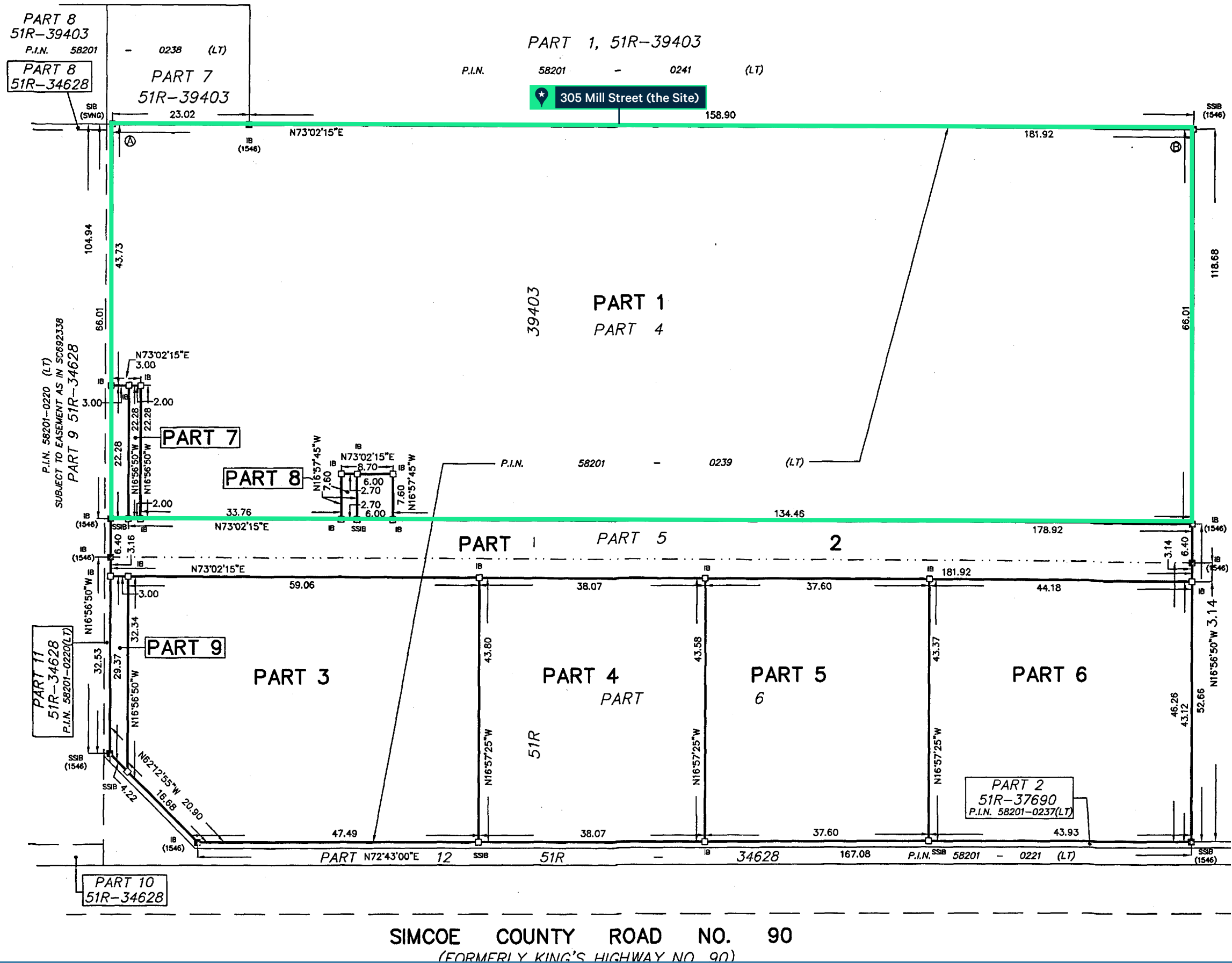
Commercial General It is intended that the Commercial - General classification shall mean that the predominant use of land in areas so designated shall be for the buying and selling of goods and services or business offices. Compatible institutional or industrial uses may also be permitted as an integral part or accessory to a permitted commercial use.

ZONING BY-LAW

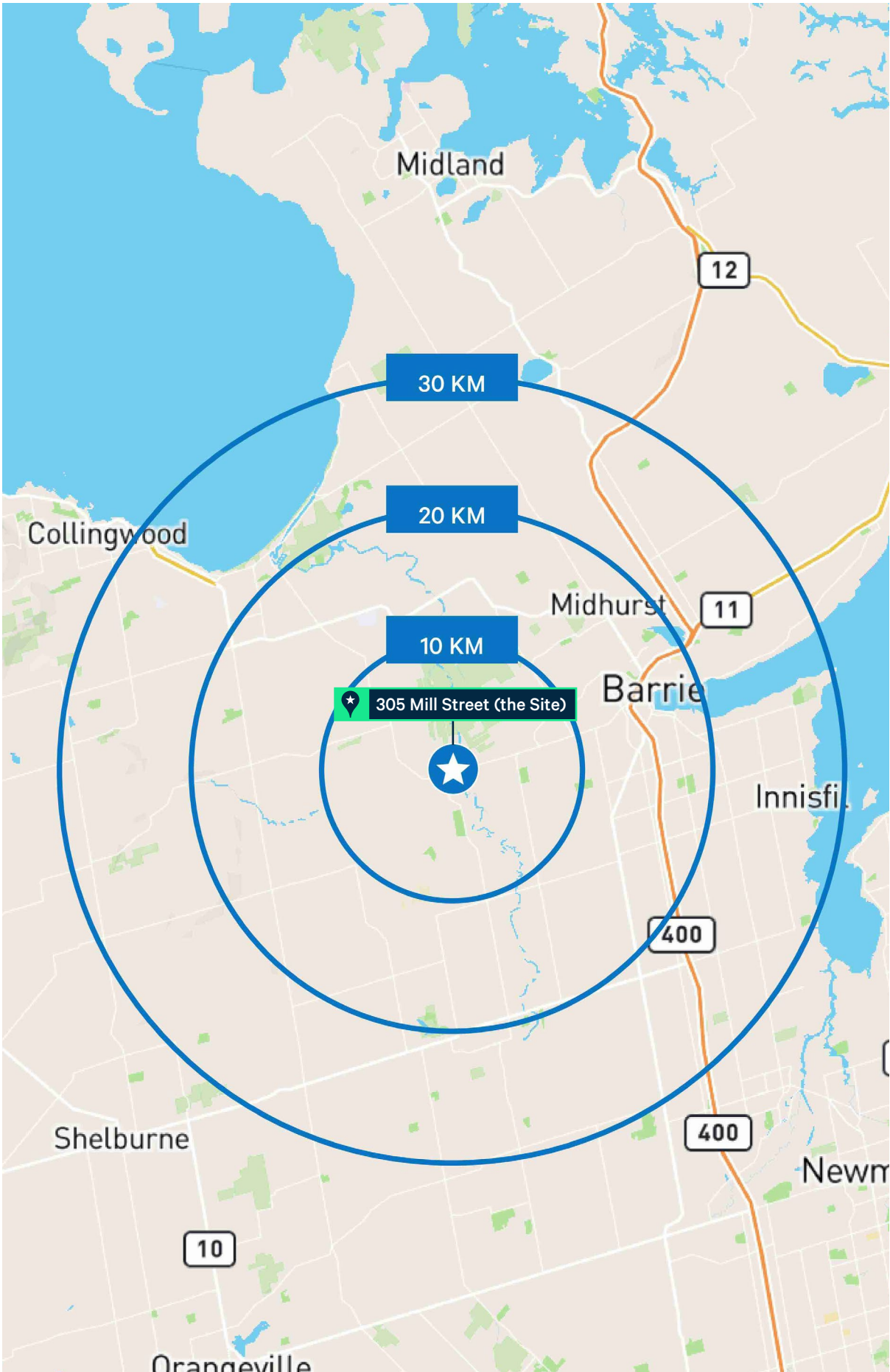
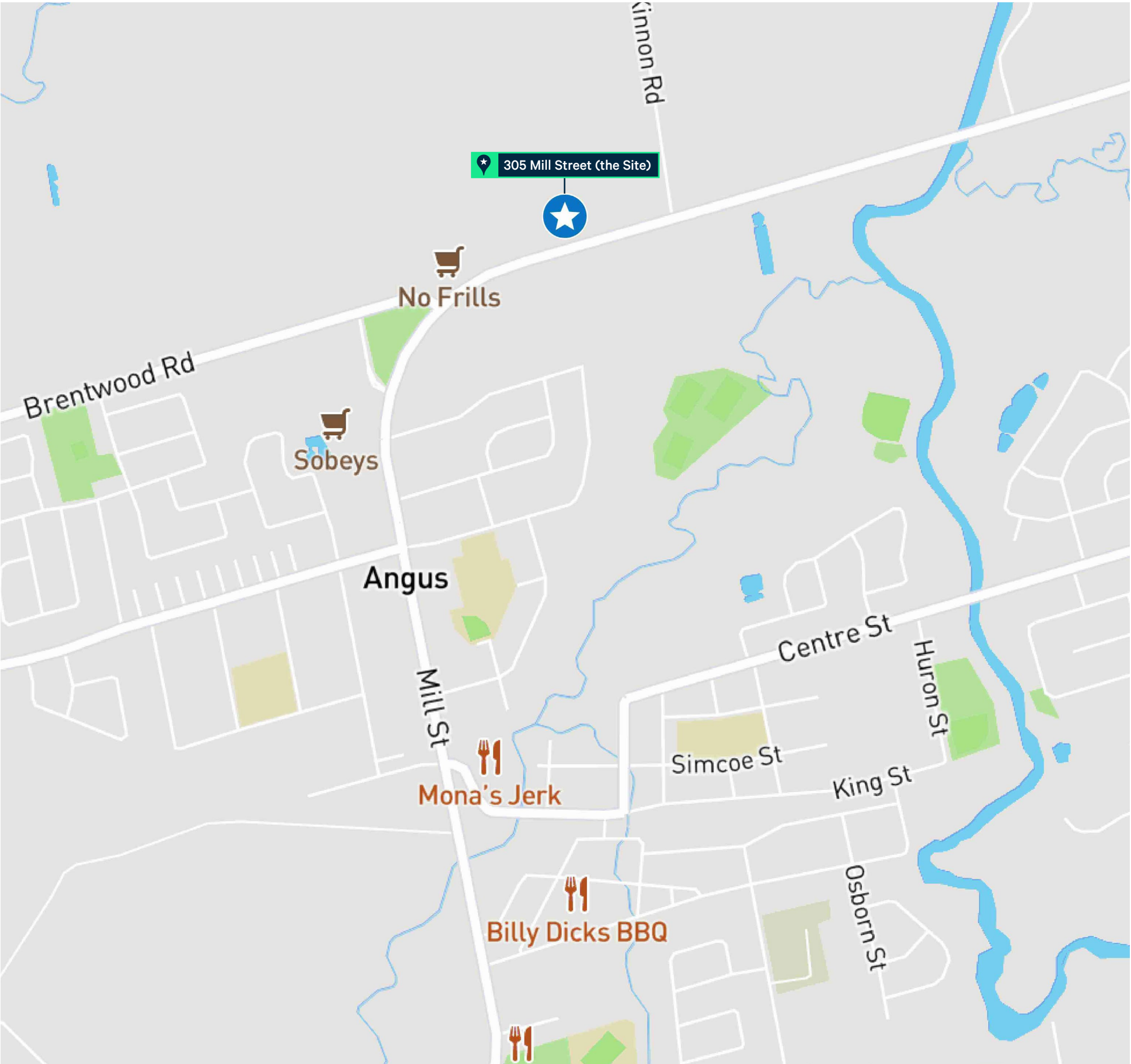


ZONING: CORE COMMERCIAL PERMITTED USES

- a) Retail stores
- b) Personal service shops
- c) Service shops
- d) Restaurants
- e) Nursery or commercial schools, including day cares
- f) Parking lots or structures
- g) Theatres
- h) Hotels/motels
- i) Antique dealers
- j) Auto service stations (gas stations)
- k) Auto sales
- l) Places of amusement
- m) Business or professional offices
- n) Artist studios
- o) Funeral parlors
- p) Vet clinics
- q) Call centres / offices for distribution of calls
- r) Apartment(s) above any of the above listed uses
- s) Accessory buildings/structures subsidiary to the above.



LOCATION & AMENITIES OVERVIEW





DUE DILIGENCE

Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. Prospective purchasers seeking access are asked to complete this offering's Confidentiality Agreement electronically using the CA submission button below:

[CLICK HERE TO SUBMIT CA](#)

The documents itemized below are available:

- Survey & Reference Plan
- Site Plan Retail Concept
- Townhouse Concept

OFFERING PROCESS

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. Property is being sold on an as-is where-is basis.

All offers are requested to be submitted electronically to:

Ian Hunt*
Senior Vice President
T: +1 416 495 6268
E: ian.hunt@cbre.com

ASKING PRICE:
\$2,700,000

LAND SPECIALISTS

Daniel Satoor*
Associate Vice President
+1 416 495 6203
daniel.satoor@cbre.com

Ian Hunt*
Senior Vice President
+1 416 495 6268
ian.hunt@cbre.com

Torey Ferrelli
Sales Representative
+1 416 495 6246
torey.ferrelli@cbre.com

Jason Child*
Senior Vice President
+1 416 495 6249
jason.child@cbre.com

Allison Conetta
Sales Representative
+1 416 495 6287
allison.conetta@cbre.com

* Sales Representative | All outlines approximate | DISCLAIMER

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth 07/2024

CBRE

CBRE Limited Brokerage
2005 Sheppard Ave E
Suite #800
Toronto, ON, M2J 5B4
www.cbre.ca