

FOR SALE

8640 HIGHWAY 7, GUELPH/ERAMOSIA, ONTARIO

40ACRES M1 INDUSTRIAL ZONED LAND

One of the last remaining undeveloped properties having direct CN railway with rail spur options



**CUSHMAN &
WAKEFIELD**
Waterloo Region

Rail Users, Online Auto Auction Site,
Auto Shipping/Storage Transportation
& Truck Yard Subdivision

\$50,000,000

SALE PRICE

73.46

GROSS ACRES

40

USABLE ACRES

DIVISIBLE

TO 25 ACRES
(see page 6)

\$1,250,000

ASKING PRICE PER ACRE

TAXES

TBC

ZONING

M1 INDUSTRIAL - RURAL

PROPERTY OVERVIEW



**ZONING ALLOWS
FOR HEAVY
INDUSTRIAL USES**



**LOCATED
15 MINUTES
FROM
HIGHWAY 401**



**CN RAILWAY
ACCESS WITH
POTENTIAL
RAIL SPUR**

- **Functional lot size and shape**
- Located 15 minutes from highway 401
- Zoning allows for heavy industrial uses **including transportation and outside storage**
- **One of the last remaining undeveloped properties with potential rail access**
- **Transport Establishment:** Development opportunity of truck yard lots subdivision

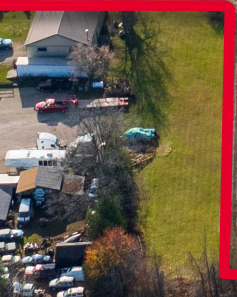


GUELPH

**DIRECT CN RAILWAY
ACCESS WITH RAIL SPUR**

2

TORONTO

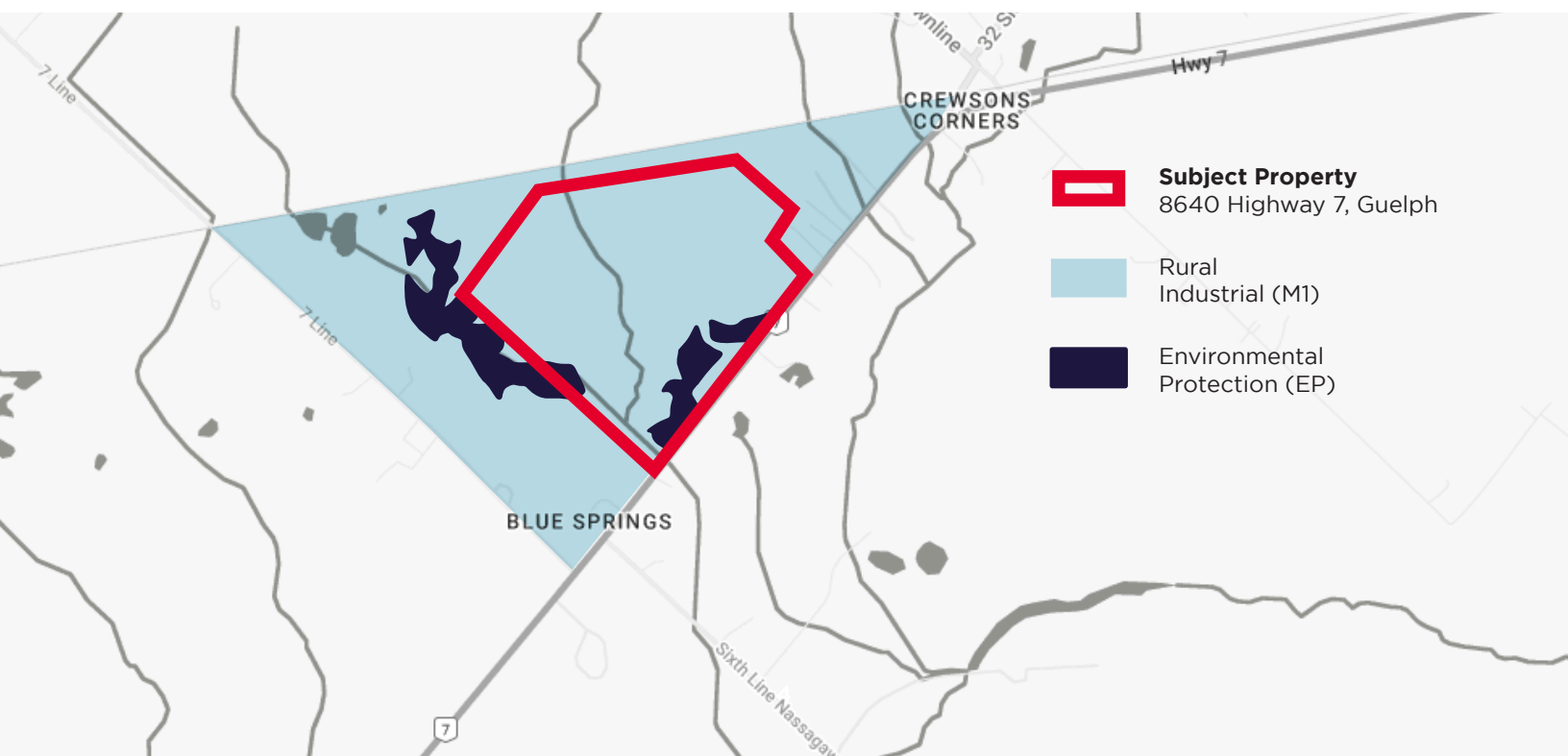


ZONING

M1 RURAL INDUSTRIAL

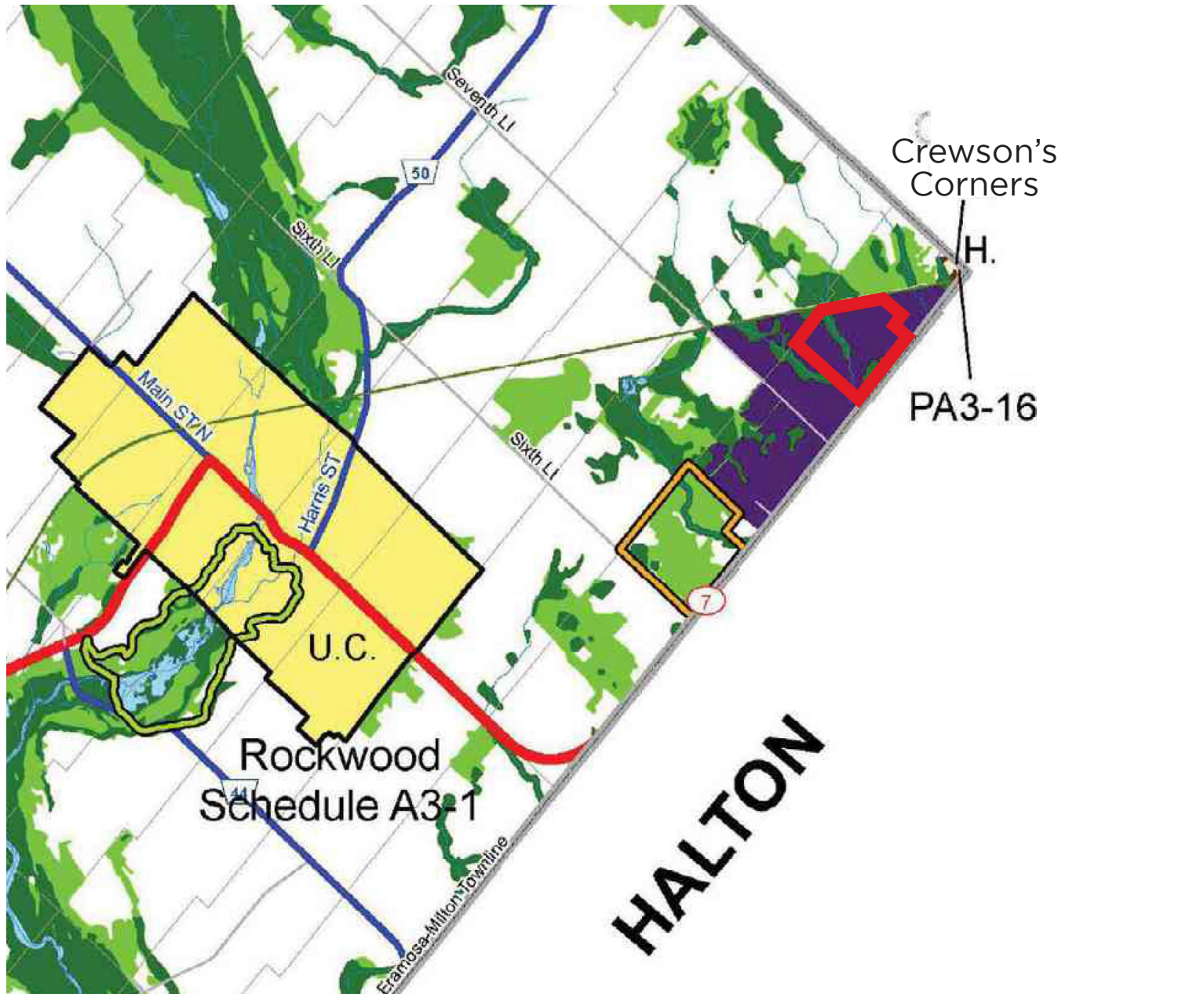
Permitted Uses

- Agricultural Service Establishment
- Agricultural Supply Establishment
- Automobile Body/Repair Shop
- Brewing-on-Premise Establishment
- Catering Service
- Construction Company
- Contractor or Trade person Establishment
- Industrial Use, Plaza Complex
- Recreational Trailer Sales and Service Establishment
- Rental Outlet
- Scientific Research Establishment
- Self-Storage
- Warehouse & Distribution
- Transport Establishment e.g Truck Terminal & Trailer parking
- Accessory retail store, wholesale outlet, showroom, accessory facilities for employees (including recreational uses, a child care centre, and a restaurant) shall have a maximum gross floor area no greater than 30% of the gross floor area of the main use



OFFICIAL PLAN

RURAL EMPLOYMENT AREAS



The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

The Rural System

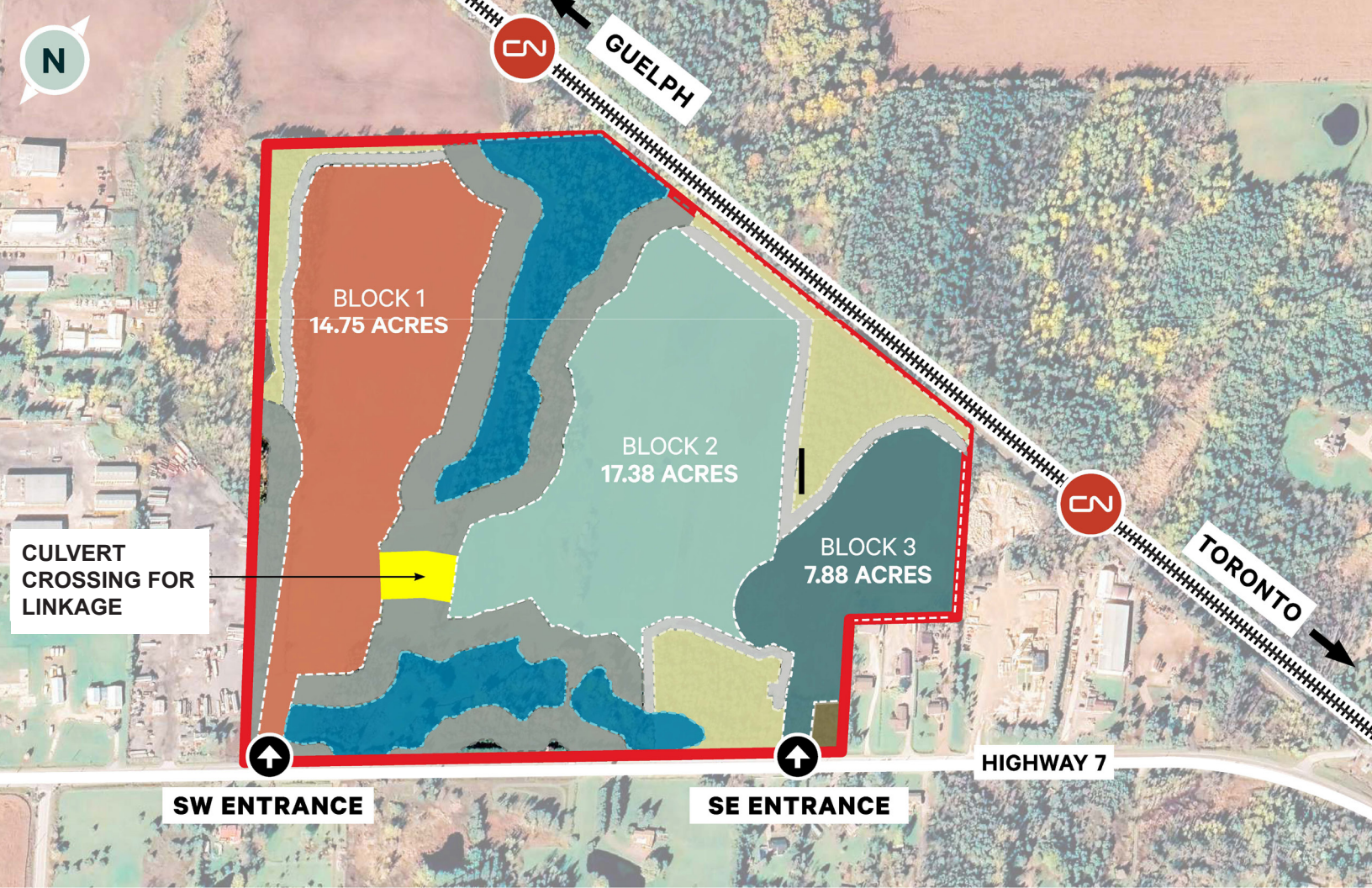
- Prime Agricultural
- Mineral Aggregate Area
- Rural Employment Area
- Policy Area

The Urban System

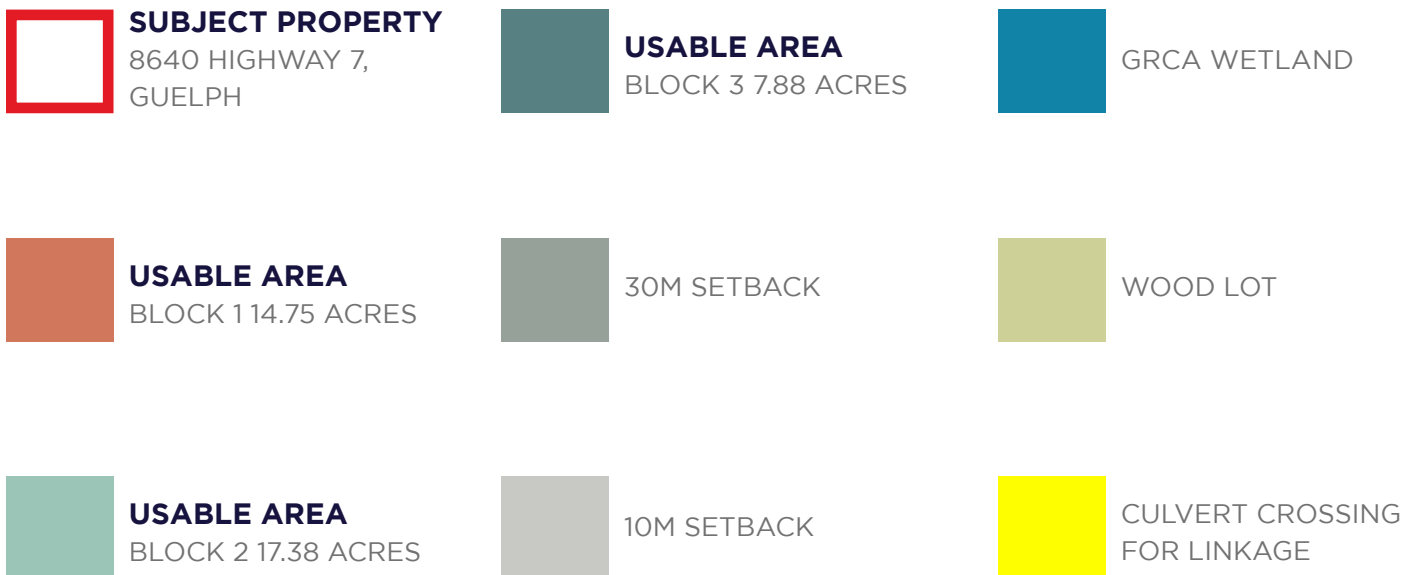
- Hamlet Area
- Urban Centre

Other

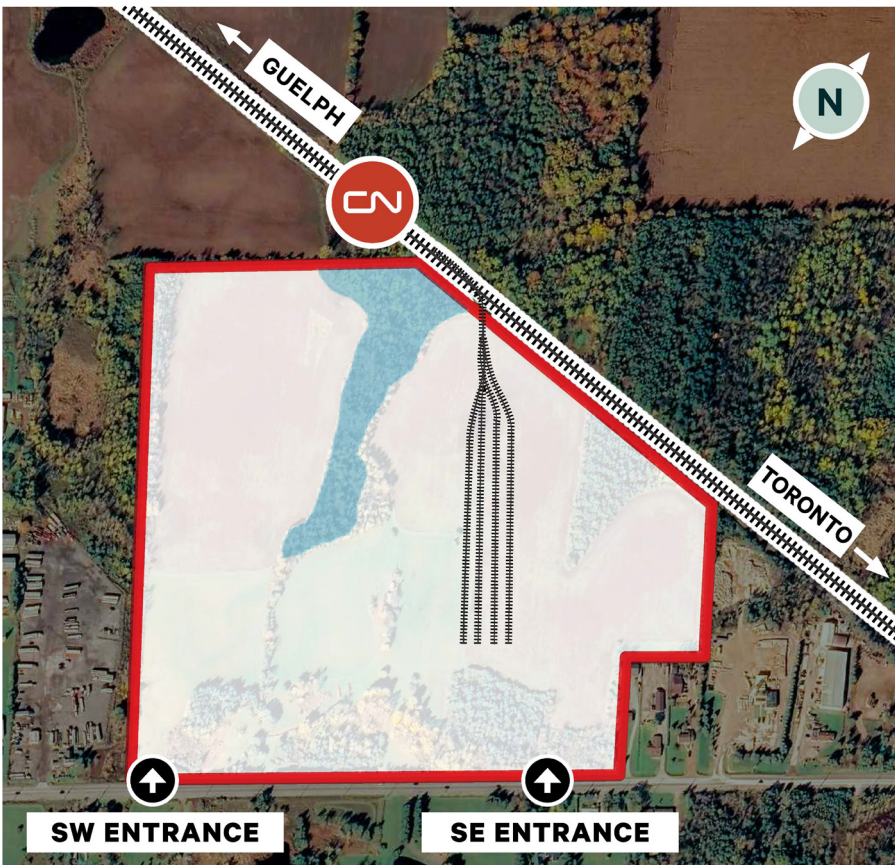
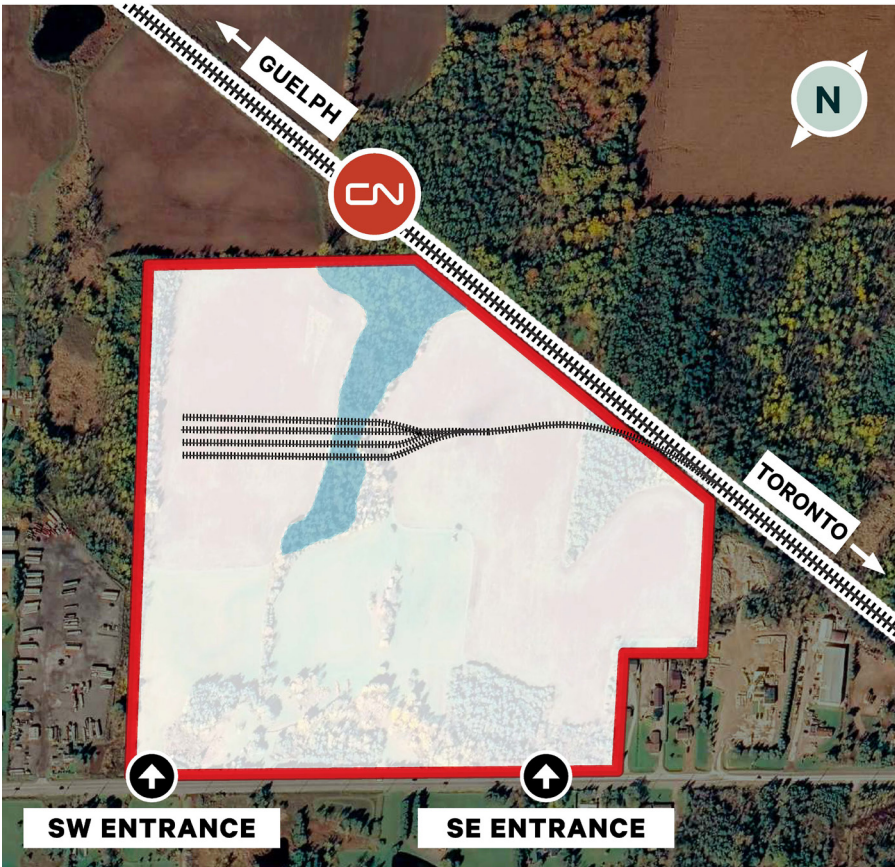
- County Roads
- Provincial Highways
- Railway



USABLE ACREAGE



RAIL SPUR CONCEPTS*



 **SUBJECT PROPERTY**
8640 HIGHWAY 7,
GUELPH

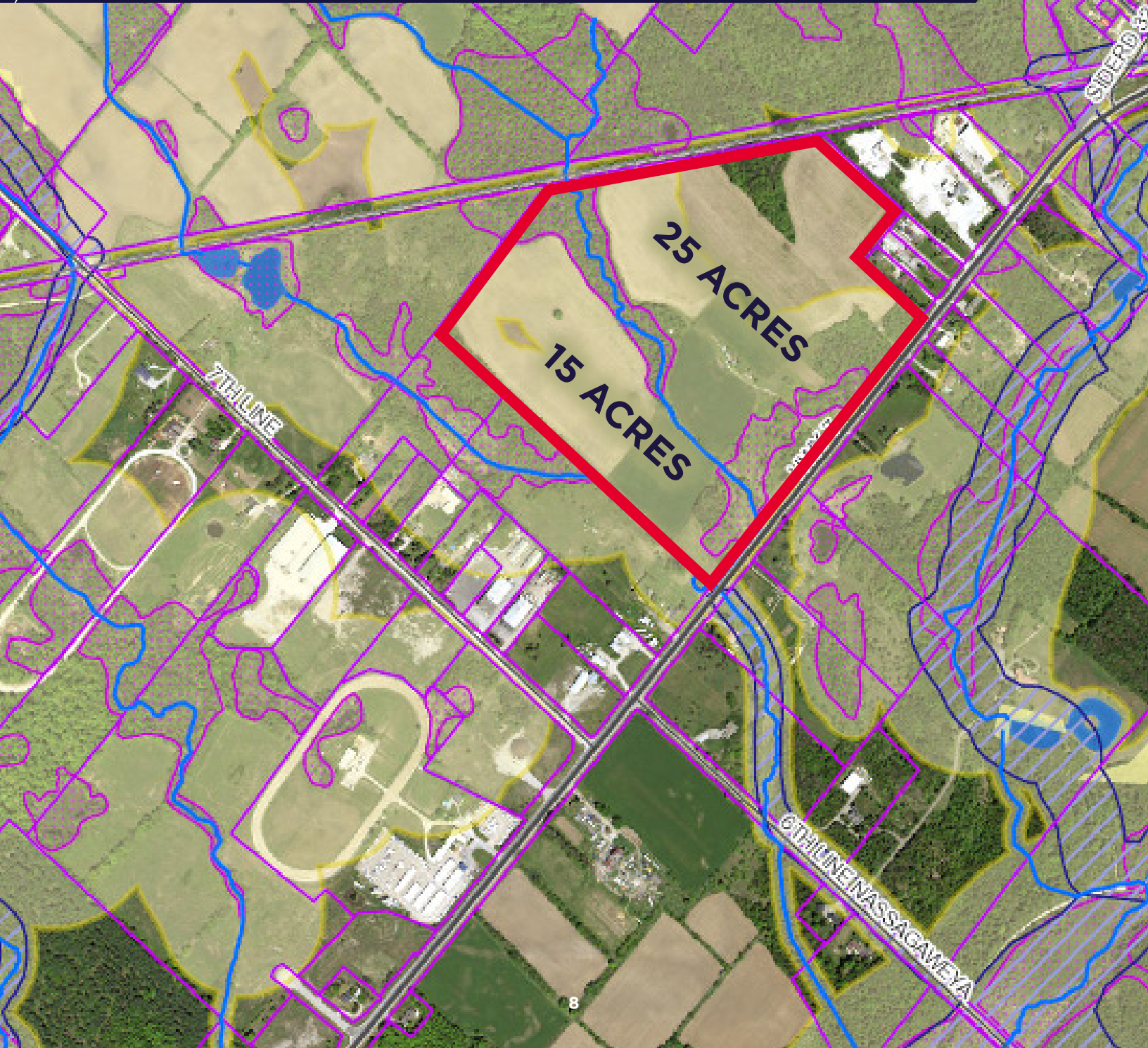
 GRCA WETLAND

**Rail Spur Configuration Development
on Buyers Needs*

GRAND RIVER CONSERVATION MAP

*GRAND RIVER CONSERVATION AUTHORITY, 2020

Crewsons Co



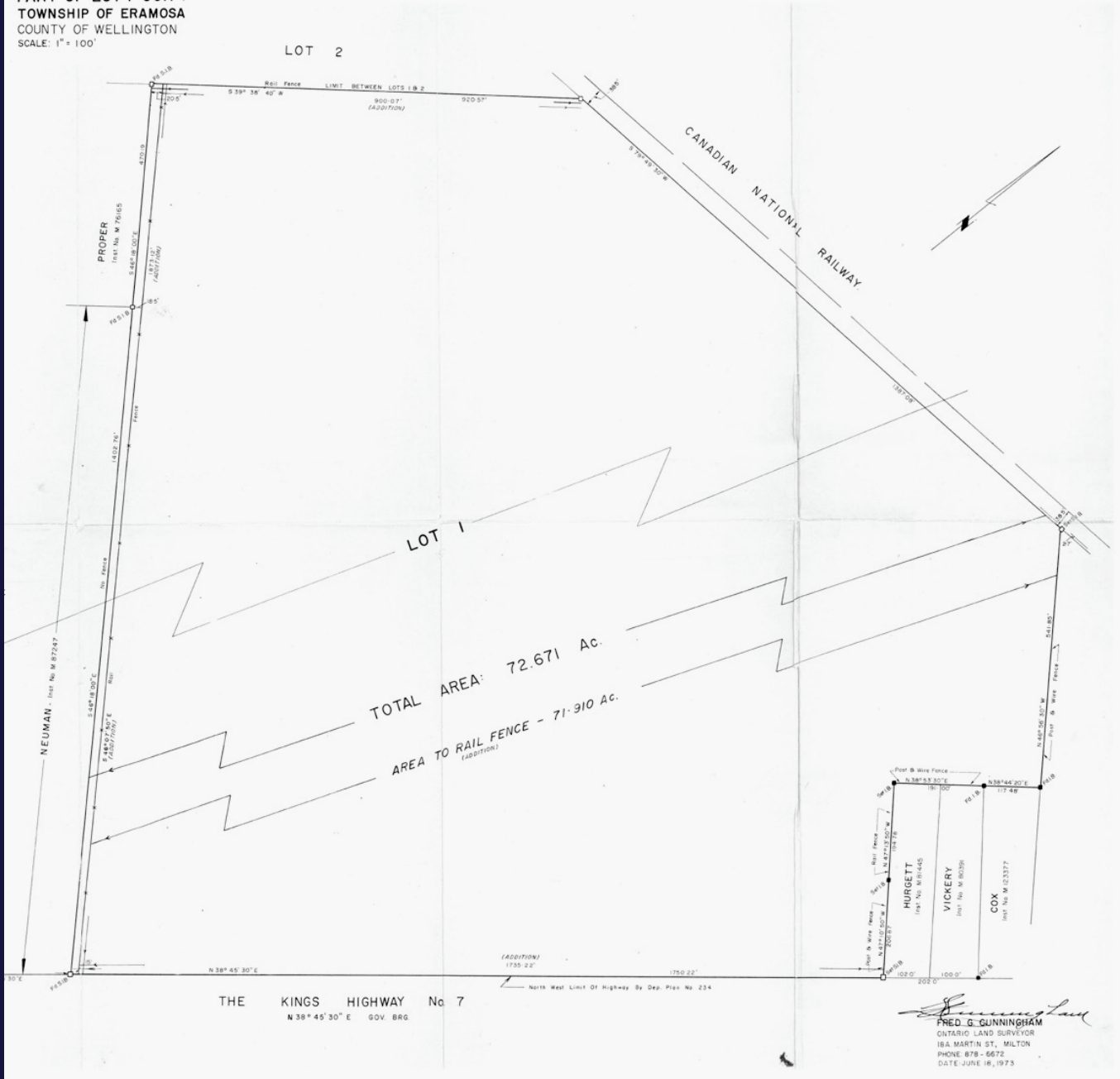


SUBJECT PROPERTY
8640 Highway 7, Guelph

-  **SUBJECT PROPERTY**
8640 Highway 7, Guelph
-  Regulation Limit (GRCA)
-  Regulated Watercourse (GRCA)
-  Regulated Waterbody (GRCA)
-  Welland (GRCA)
- Floodplain (GRCA)
 -  Engineered
 -  Estimated
 -  Approximate
 -  Special Policy Area
- Slope Valley (GRCA)
 -  Steep
 -  Oversteep
 -  Steep
- Slope Erosion (GRCA)
 -  Oversteep
 -  Toe
-  Lake Erie Flood (GRCA)
-  Lake Erie Shoreline Reach (GRCA)
-  Lake Erie Dynamic Beach (GRCA)
-  Lake Erie Erosion (GRCA)
-  Parcel -Assessment (MPAC/MNRF)

SURVEY

PLAN OF SURVEY OF
 PART OF LOT 1 CON 7
 TOWNSHIP OF ERAMOSA
 COUNTY OF WELLINGTON
 SCALE: 1" = 100'

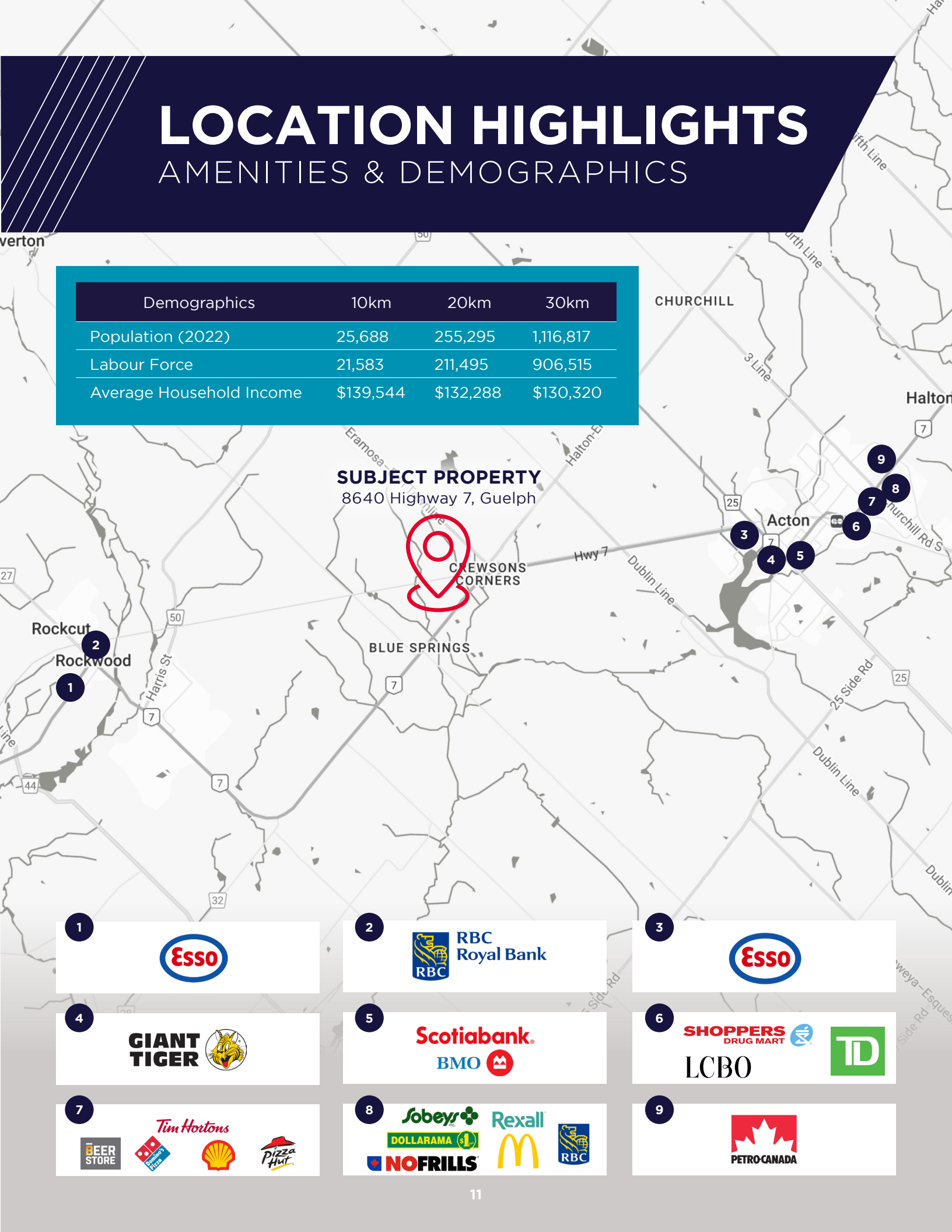


LOCATION HIGHLIGHTS

AMENITIES & DEMOGRAPHICS

Demographics	10km	20km	30km
Population (2022)	25,688	255,295	1,116,817
Labour Force	21,583	211,495	906,515
Average Household Income	\$139,544	\$132,288	\$130,320

SUBJECT PROPERTY
8640 Highway 7, Guelph



1

2

3

4

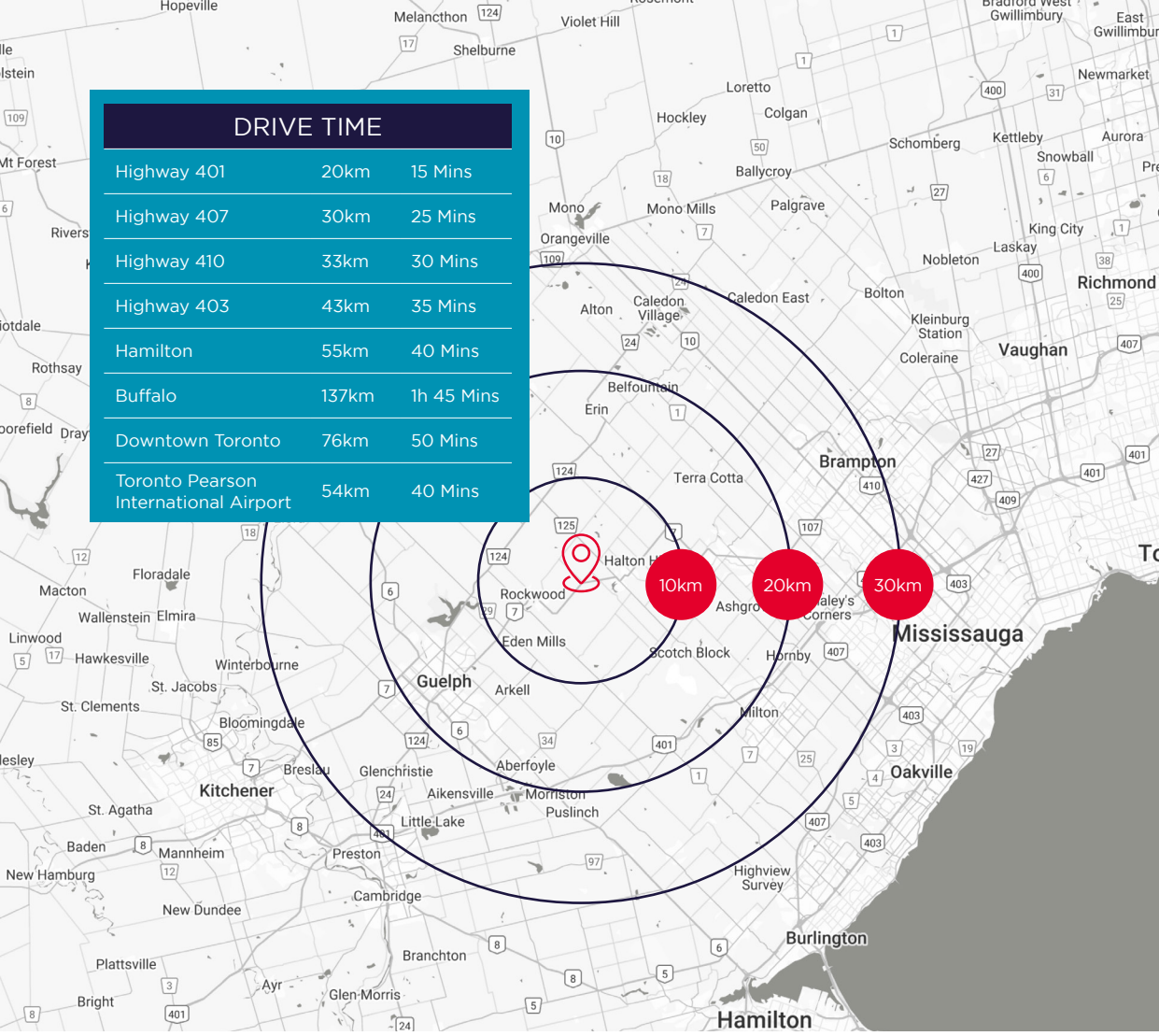
5

6

7

8

9



40 ACRES OF USEABLE LAND FOR SALE

ONE OF THE LAST REMAINING UNDEVELOPED PROPERTIES HAVING DIRECT CN RAILWAY ACCESS WITH RAIL SPUR OPTIONS

STEWART CAMPBELL
Senior Vice President, Sales Representative
+1 519 804 4378 | stewart.campbell@cushwakewr.com

CUSHMAN & WAKEFIELD WATERLOO REGION LTD., BROKERAGE
4295 King Street East, Suite 401, Kitchener, ON N2P 0C6
Phone: 519 585 2200 | Fax: 519 650 5250 | cushwakewr.com

TONY SANDHU
REALTOR®
+1 905 699 4466 | tonysandhurealtor@gmail.com

HOMELIFE SILVERCITY REALTY INC., BROKERAGE
Phone: 905 913 8500 | Fax: 905 913 8585
homelifesilvercity.com