

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

\$3010.31/2024

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

DIRECT CN RAILWAY ACCESS WITH RAIL SPUR

GUELPH

TORONTO

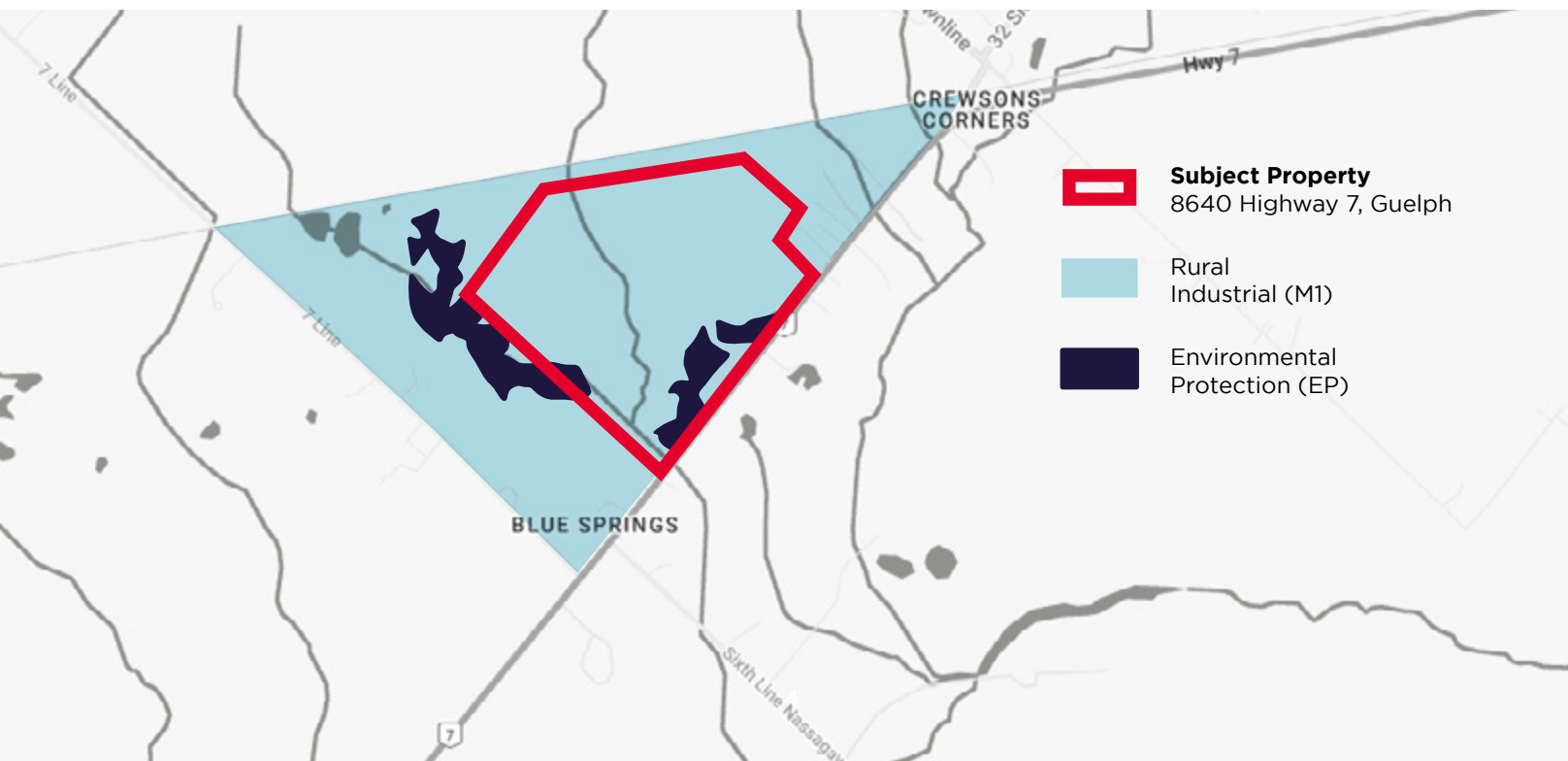


ZONING

M1 RURAL INDUSTRIAL

Permitted Uses

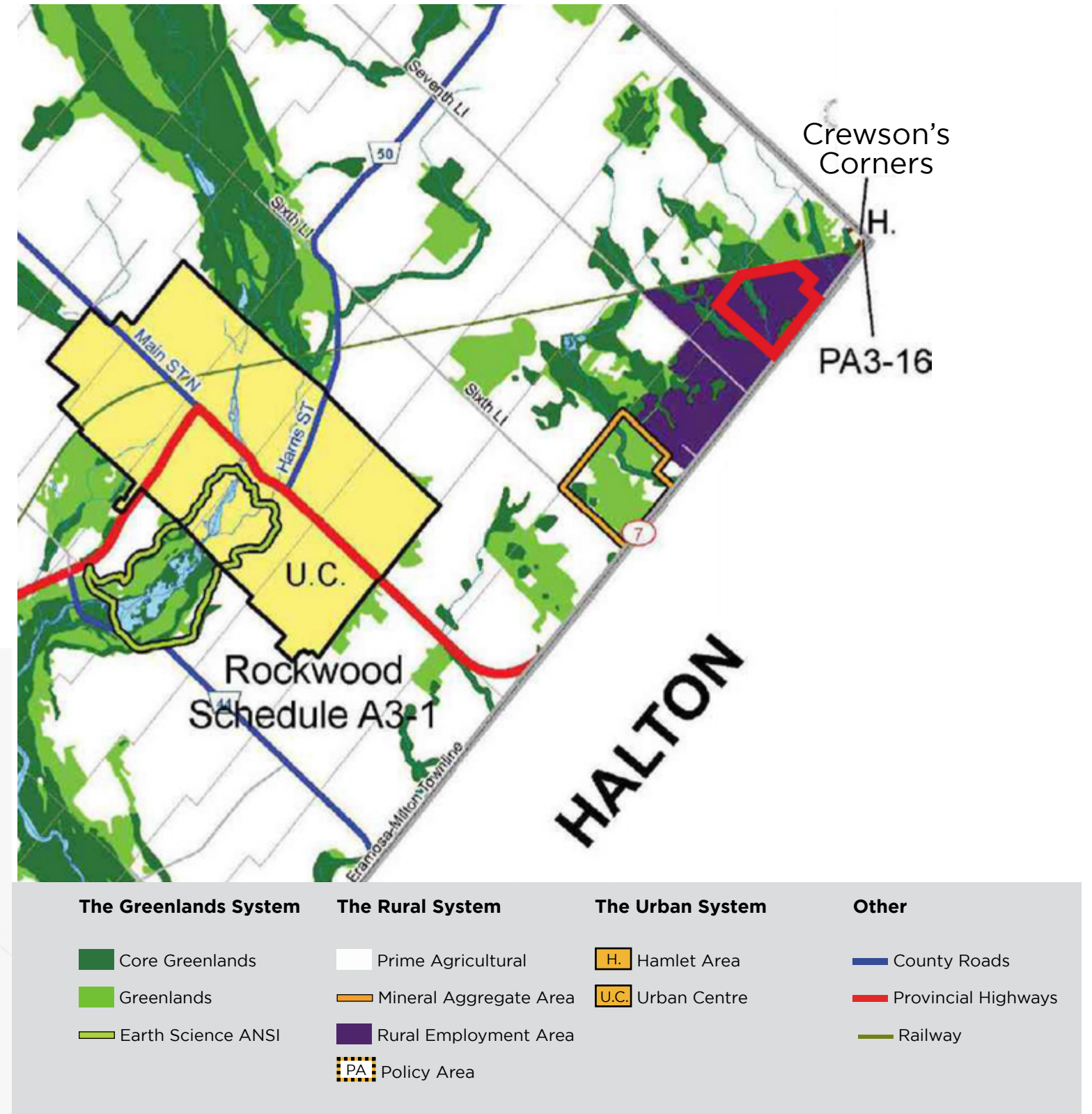
- Agricultural Service Establishment
- Agricultural Supply Establishment
- Automobile Body/Repair Shop
- Brewing-on-Premise Establishment
- Catering Service
- Construction Company
- Contractor or Trade person Establishment
- Industrial Use, Plaza Complex
- Recreational Trailer Sales and Service Establishment
- 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



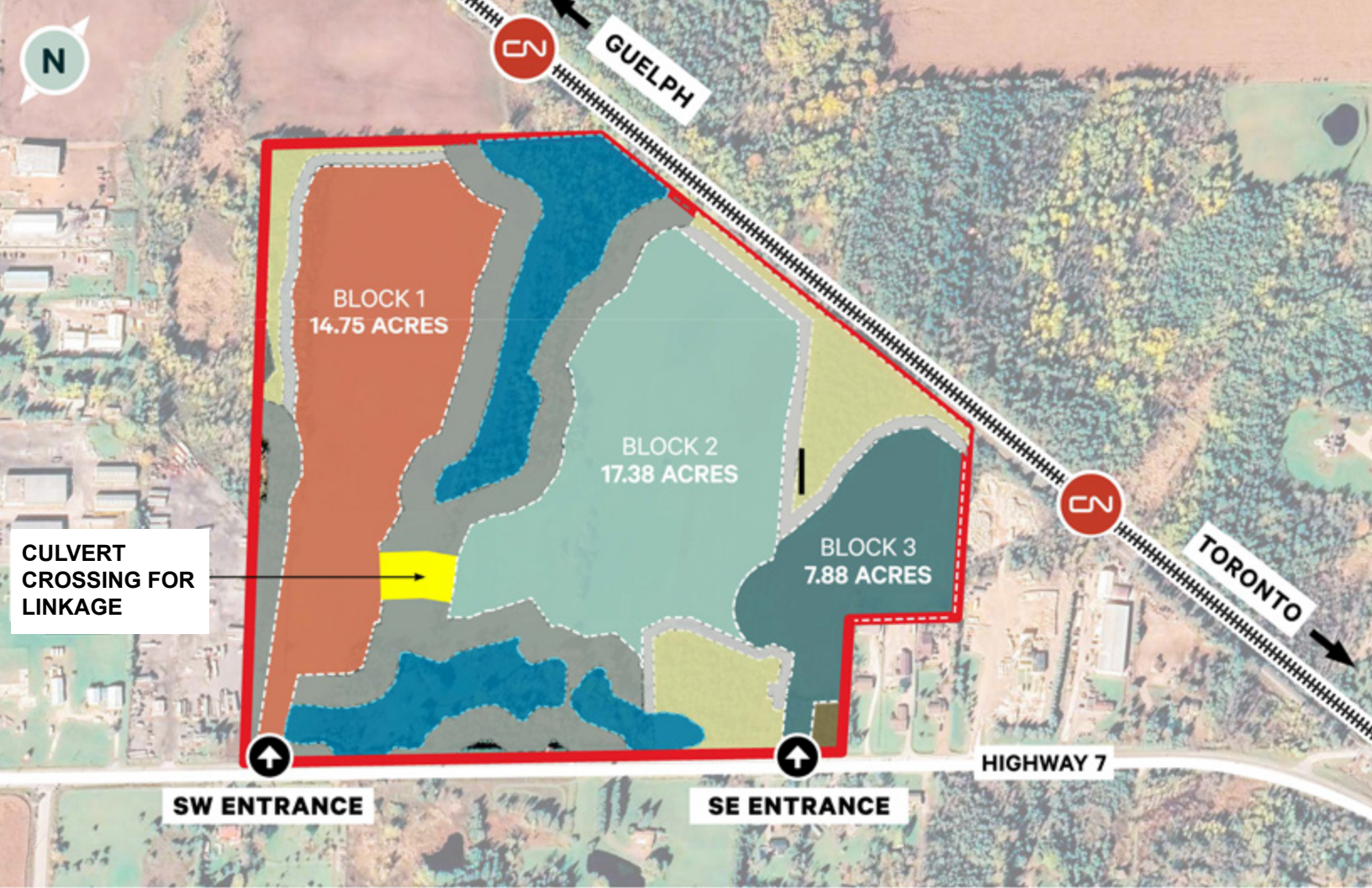
- Subject Property**
8640 Highway 7, Guelph
- Rural Industrial (M1)
- Environmental Protection (EP)

OFFICIAL PLAN

RURAL EMPLOYMENT AREAS



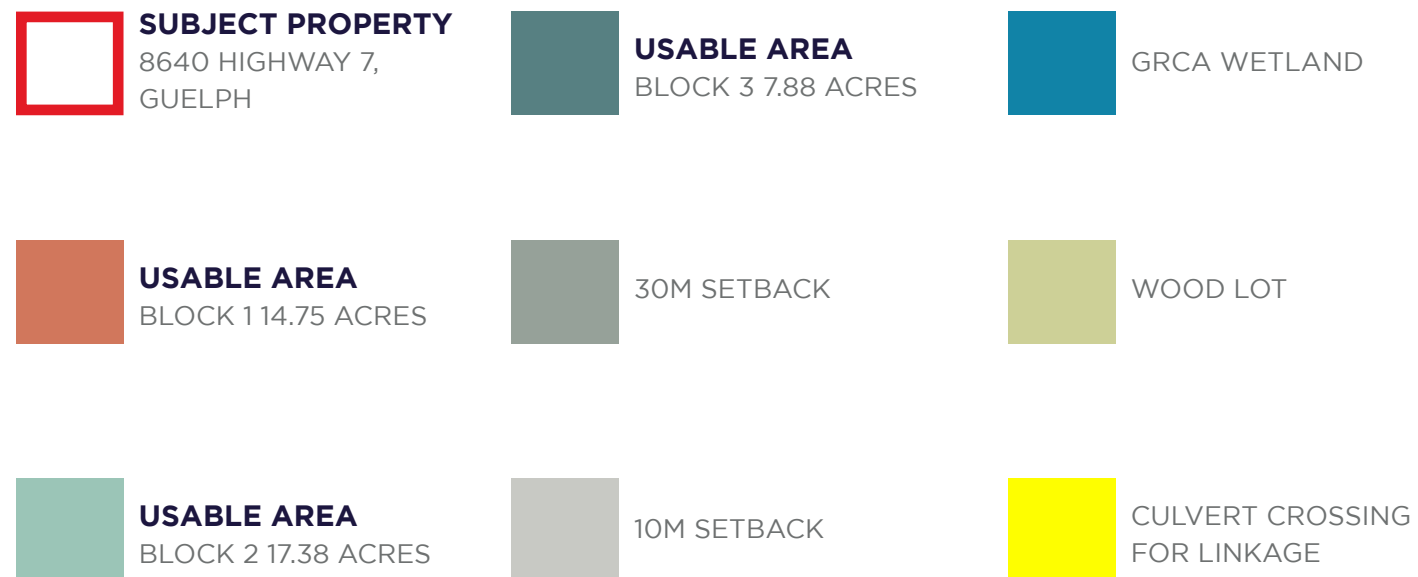
- | The Greenlands System | The Rural System | The Urban System | Other |
|-----------------------|------------------------|------------------|---------------------|
| Core Greenlands | Prime Agricultural | Hamlet Area | County Roads |
| Greenlands | Mineral Aggregate Area | Urban Centre | Provincial Highways |
| Earth Science ANSI | Rural Employment Area | Policy Area | Railway |



RAIL SPUR CONCEPTS*



USABLE ACREAGE



*Rail Spur Configuration Development on Buyers Needs

GRAND RIVER CONSERVATION MAP

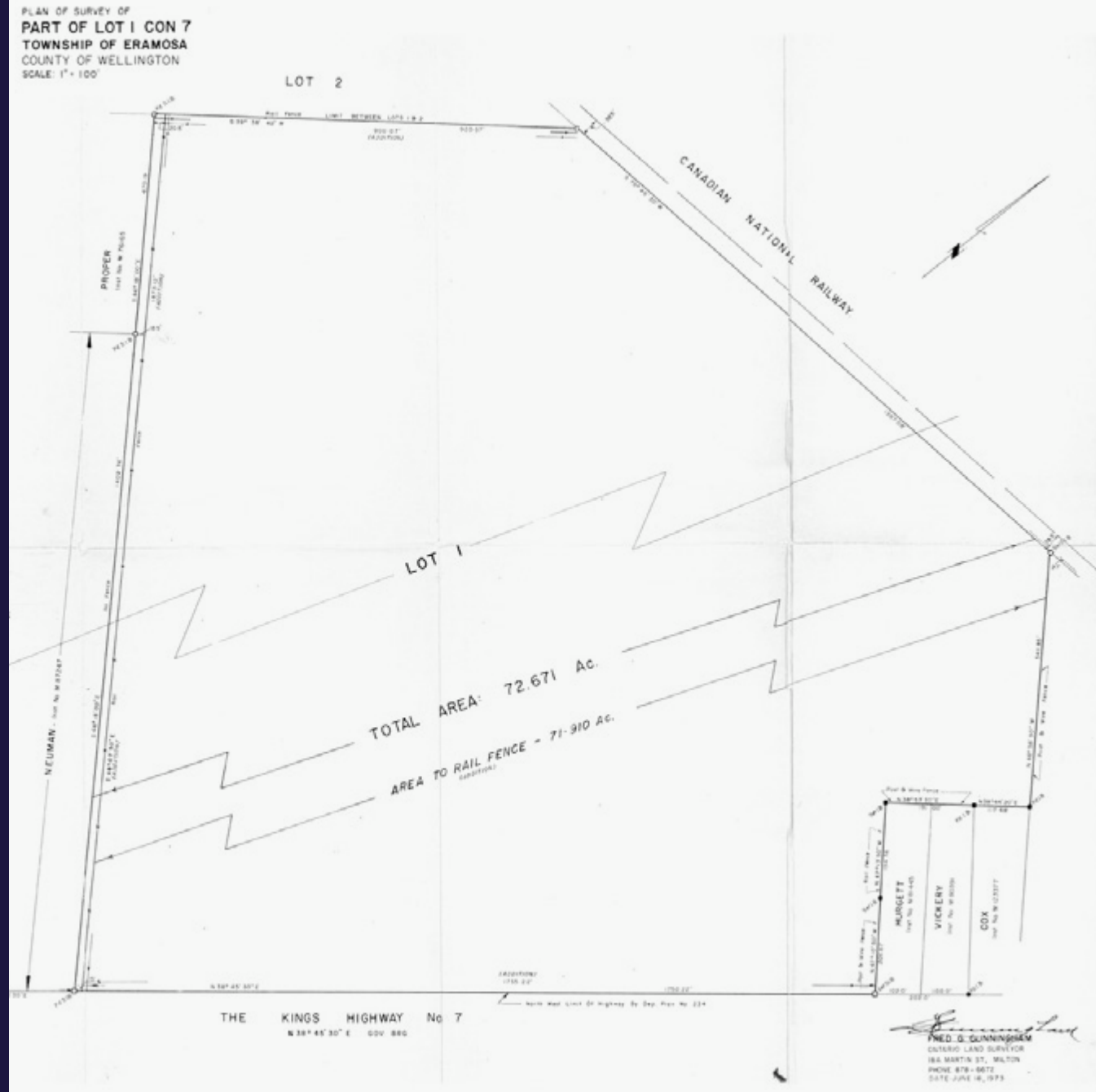
*GRAND RIVER CONSERVATION AUTHORITY, 2020



 **SUBJECT PROPERTY**
8640 Highway 7, Guelph

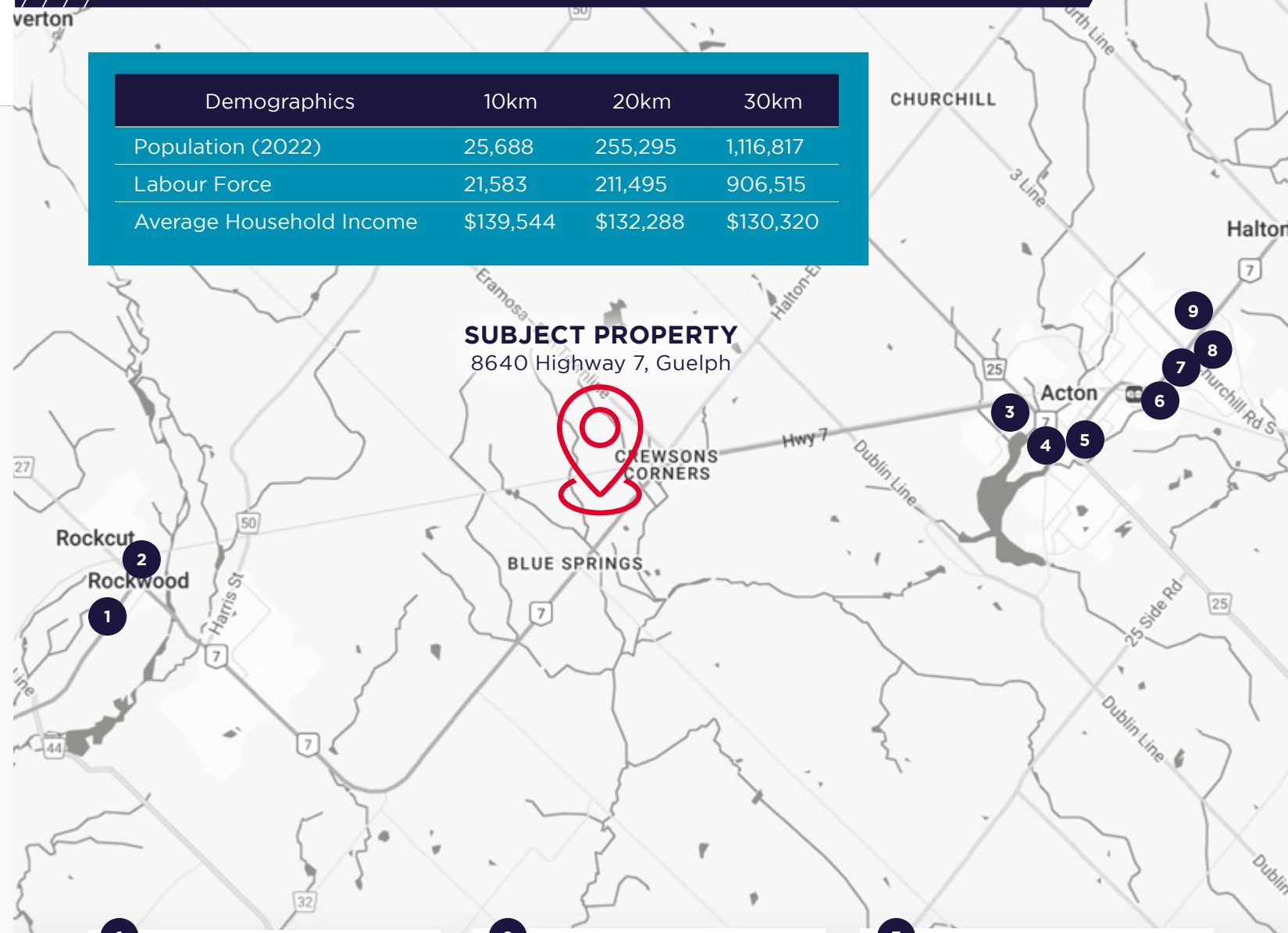
-  Regulation Limit (GRCA)
-  Regulated Watercourse (GRCA)
-  Regulated Waterbody (GRCA)
-  Welland (GRCA)
- Floodplain (GRCA)
 -  Engineered
 -  Estimated
 -  Approximate
 -  Special Policy Area
- Slope Valley (GRCA)
 -  Steep
 -  Oversteep
 -  Steep
- Slope Erosion (GRCA)
 -  Oversteep
 -  Toe
-  Lake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

SURVEY



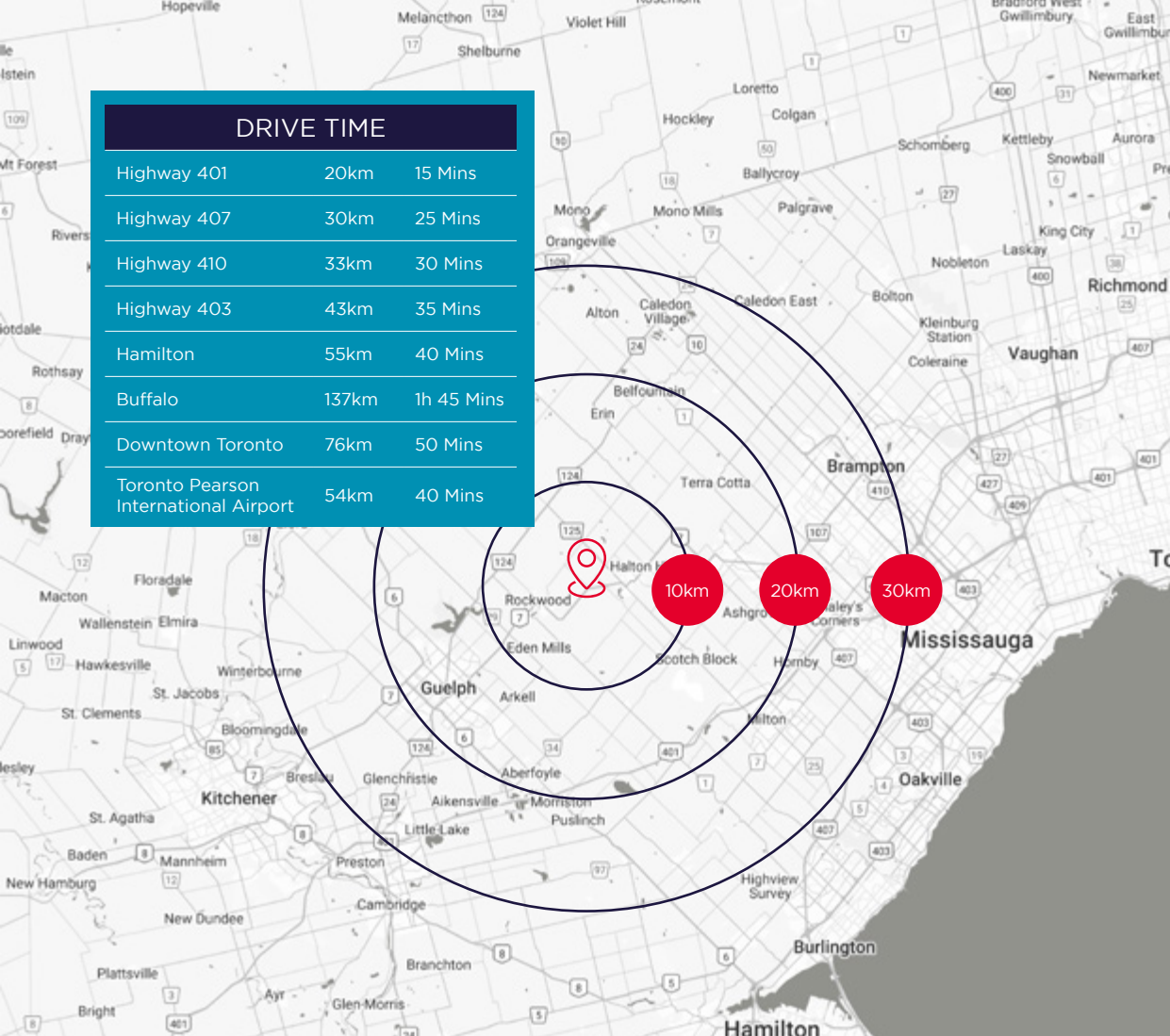
LOCATION HIGHLIGHTS AMENITIES & DEMOGRAPHICS

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 M-1 ZONED 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
Sales Representative
+1 905 699 4466 | tonysandhurealtor@gmail.com

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