

EXCLUSIVE

Hwy 10

For Sale

634145 HIGHWAY 10

Mono, ON | L9W 5R9

SPA Approved Self Storage

Asking: \$2,900,000

Amar Aulakh

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Colliers

Accelerating success.

The Property

Highlights

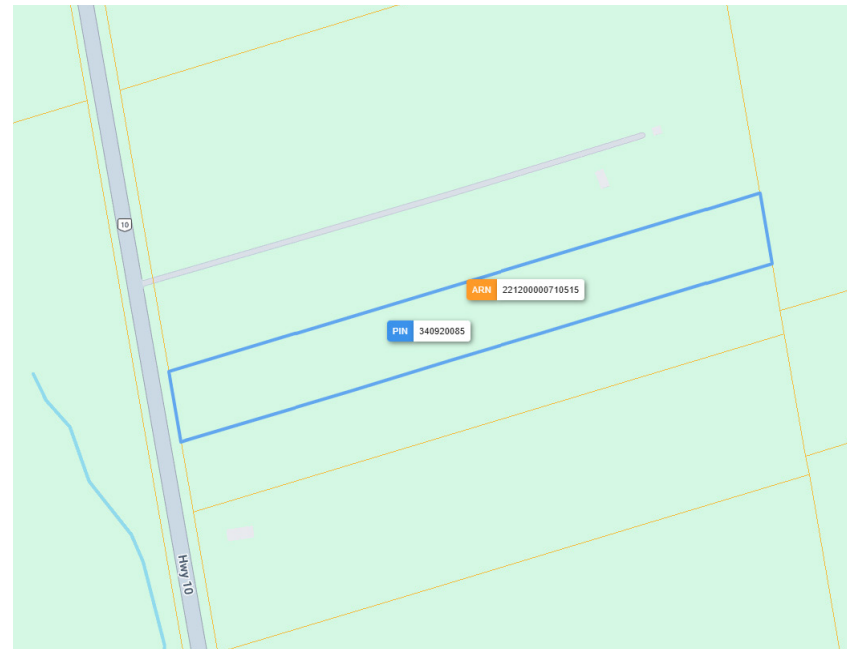
- Approx. 12.5 acres fronting Highway 10 in Mono, strategically positioned between Orangeville & Shelburne
- Approx. 6.5 acres zoned Highway Commercial (CH), with additional Agricultural lands
- Site Plan Approved for a 3-storey self-storage facility
- Approx. 59,295 SF GFA with 276 self-storage units
- CH zoning permits a broad range of commercial uses
- Commercial Self-Storage Facility specifically recognized as a permitted use
- Located within a growing development corridor with ongoing residential & commercial growth
- Proposed 220-unit townhouse development nearby, supporting future demand
- Highway 10 corridor identified for future commercial development
- Strong opportunity for investors, developers & self-storage operators



Property Details

Details

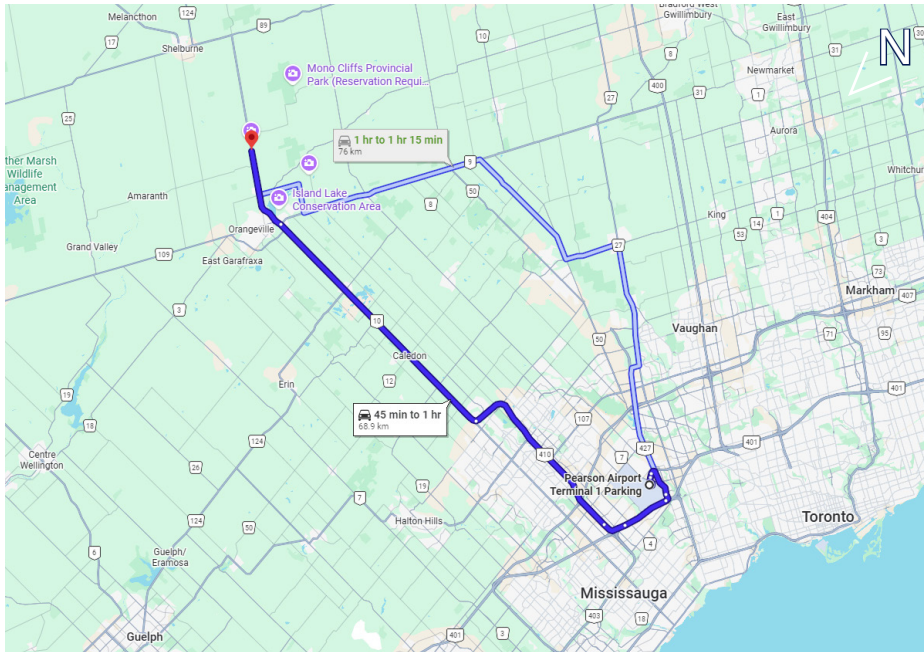
Address	634145 HIGHWAY 10/24 MONO ON L9W 5R9
Site Area	535934.58 sq.ft (12.303 ac)
Legal Description	PT LT 13, CON 1 WHS; PARTS 1 & 2, PLAN 7R-6014 SUBJECT TO AN EASEMENT OVER PT LT 13, CON 1 WHS DES AS PT 2, 7R-6014 IN FAVOUR OF PT LOT 13, CON 1 WHS AS IN MF185325 UNTIL 2032/06/29 AS IN DC122343 TOWN OF MONO
Measurements	2171.92ft. x 248.78ft. x 2172.4ft. x 247.92ft.
ARN	221200000710515
PIN	340920085

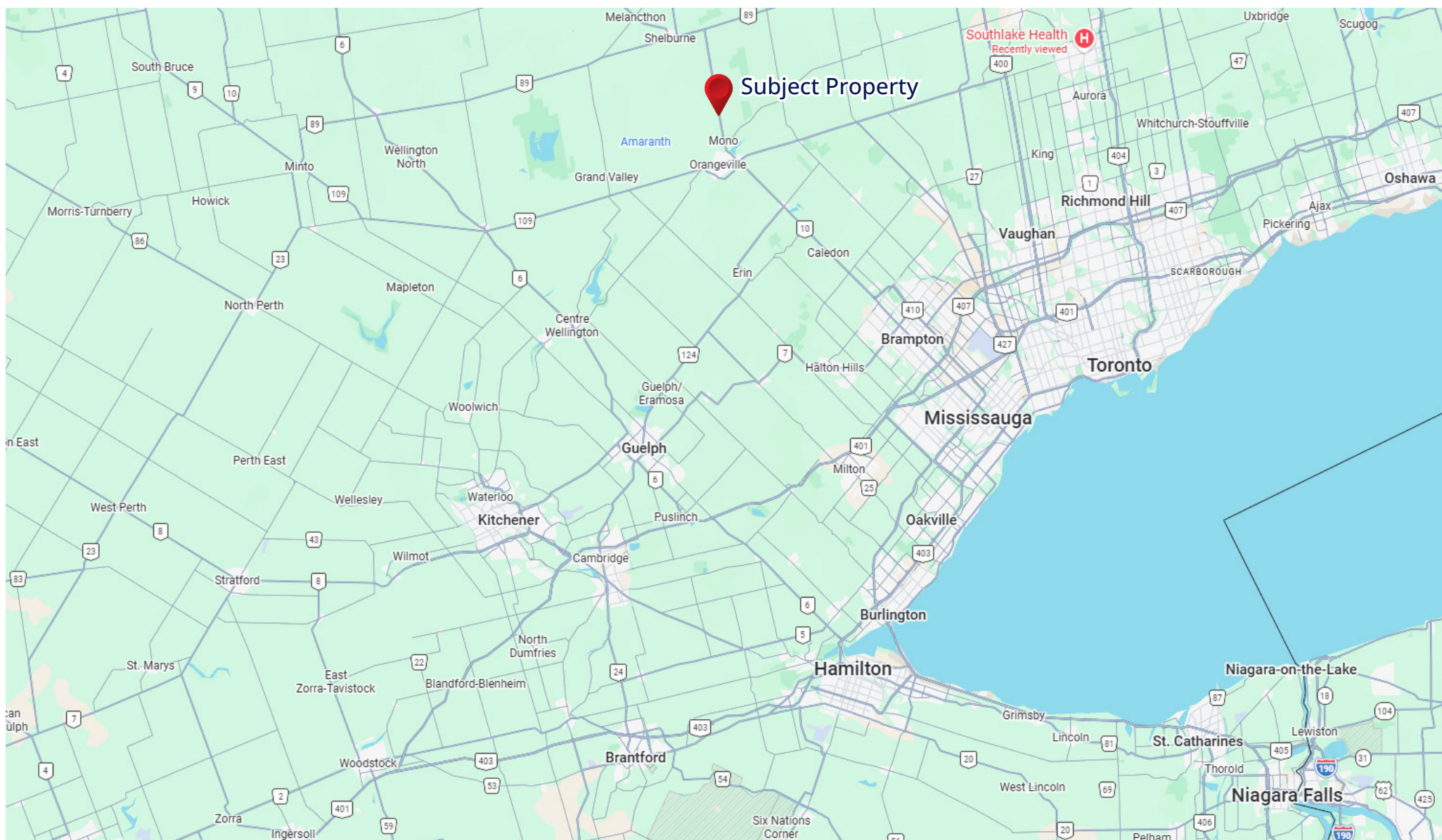


Property Location

Nearby Locations

- Orangeville 9 min/9 Kms
- Pearson Airport 50 min/67 Kms
- Toronto Downtown 60 min/87.4 Kms
- Brampton 45 min/45 Kms



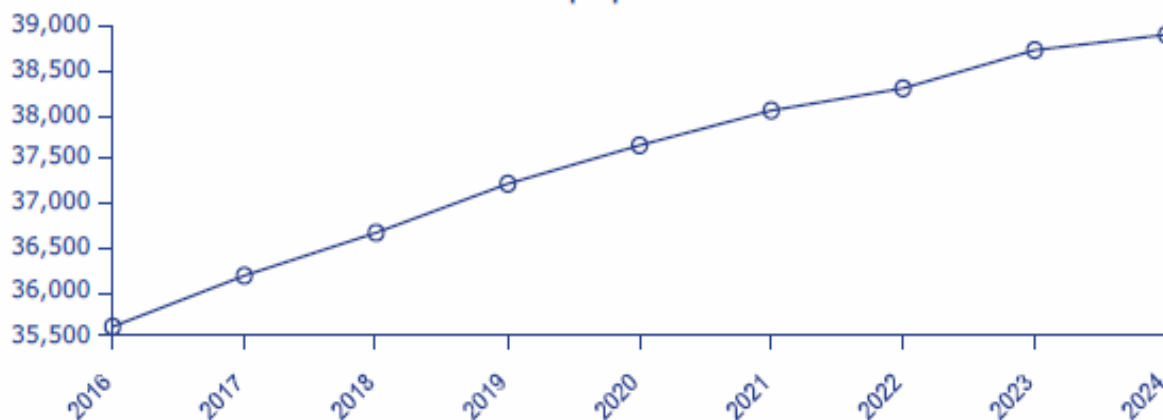


City	Distance
Toronto	86 Kms
Mississauga	64 Kms
Hamilton	106 Kms
Kitchener	78 Kms
Niagara Falls	172 Kms

Market Overview

634145 HIGHWAY 10 MONO, Ontario, L9W 5R9
10 km radius

Historical population trends



Current Labour Force



72.1%

Labour
Participation Rate



93.4%

Labour
Employment Rate

Current Population



39,013

Total Population



40.0

Total Population Median
Age



36,403

Total Daytime Population



14,012

Total Households



2.7

Avg Persons Per
Private Household



CA\$161,405

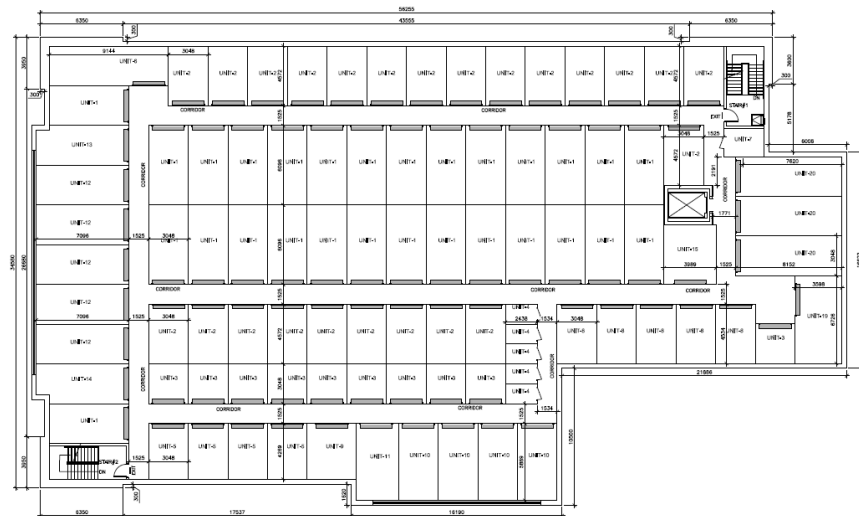
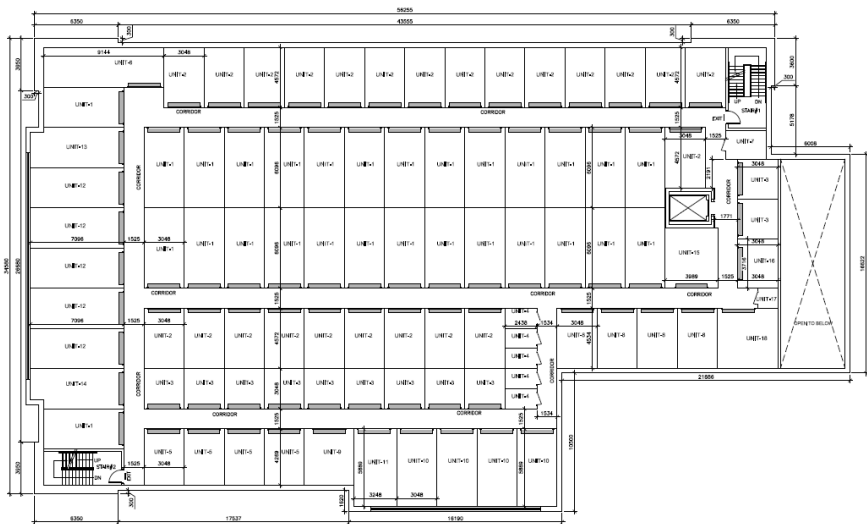
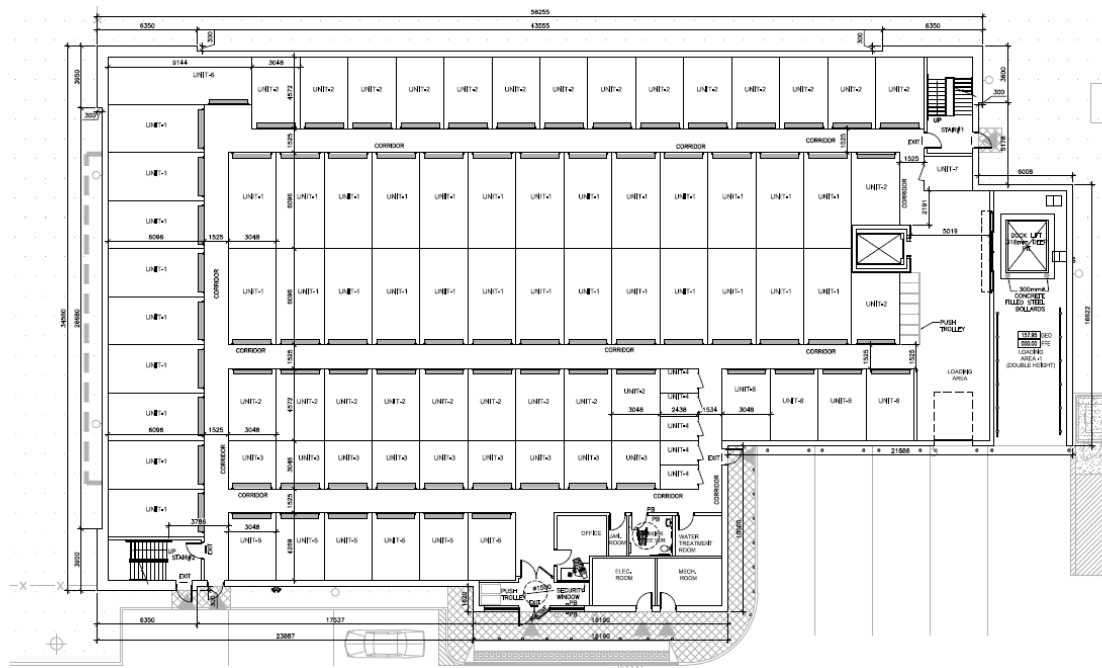
HH Average Income
(Current Year \$)



CA\$132,228

HH Median Income
(Current Year \$)

Floor Plans



Property Summary

Total Area: Approximately 12.5 acres (Direct frontage on Highway 10 between Orangeville and Shelburne).

Zoning Breakdown: Approximately 6.5 acres zoned Highway Commercial (CH); remaining balance zoned Agricultural

Key Highlights:

Approved Project: Site Plan Approval in place for a 3-storey, ~59,295 sq. ft. gross floor area self-storage facility featuring ~276 units and a ~20,291 sq. ft. footprint (permitted under CH-5 provisions).

Flexible Permitted Uses: CH zoning allows for automobile sales/service, retail, medical office, fitness club, restaurant, school, nursery, building supply yard, and more.

Zoning Specs: Minimum lot area of ~0.69 acres (2,787 sq. m), minimum frontage of ~60.97 m, and maximum height of ~10.67 m.

Growth Corridor: Positioned near active local planning projects, including a proposed 220-unit townhouse condominium development on Kingfisher Drive and planned Highway 10 commercial expansions.





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Accelerating success

\$ 4.8 B
Annual Revenue

\$ 99 B
Assets under
management

46,000
Lease and Sale

70
Countries
we operate in

2B
Square feet
Managed

23,000
Professionals

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