

LAKE SIMCOE

**CBRE**

**LAND  
SPECIALISTS**

VIEW NORTH



BLACK RIVER ROAD

PARK ROAD



# 26346 Park Road

Sutton West, Georgina

± 9.7 ACRES WITH HOLDING INCOME

**TOURIST COMMERCIAL (C5) ZONING WITH OUTSIDE STORAGE PERMITTED**

PLANNED/FUTURE HWY 404 EXTENSION & CONNECTION TO THE BRADFORD BYPASS

404

48

P  
R

PARK ROAD

BLACK RIVER ROAD



Wide range of permitted uses under the C5 TOURIST COMMERCIAL ZONING BYLAW



Excellent exposure & corner configuration ALONG TWO HIGH-TRAFFIC CORRIDORS



Well planned development concept plan for a COMMERCIAL PLAZA ALONGSIDE AMPLE OUTSIDE STORAGE



Designated within the Sutton/Jacksons Point SECONDARY PLAN, WITHIN THE BUILT BOUNDARY



There is an existing lease in place which GENERATES HOLDING INCOME



Within close proximity to nearby amenities, incl: GEORGINA/SUTTON, HWY 48, HWY 404 EXT., LAKE SIMCOE

26346 PARK ROAD, SUTTON WEST, GEORGINA

## The Offering

### Site Details & Highlights

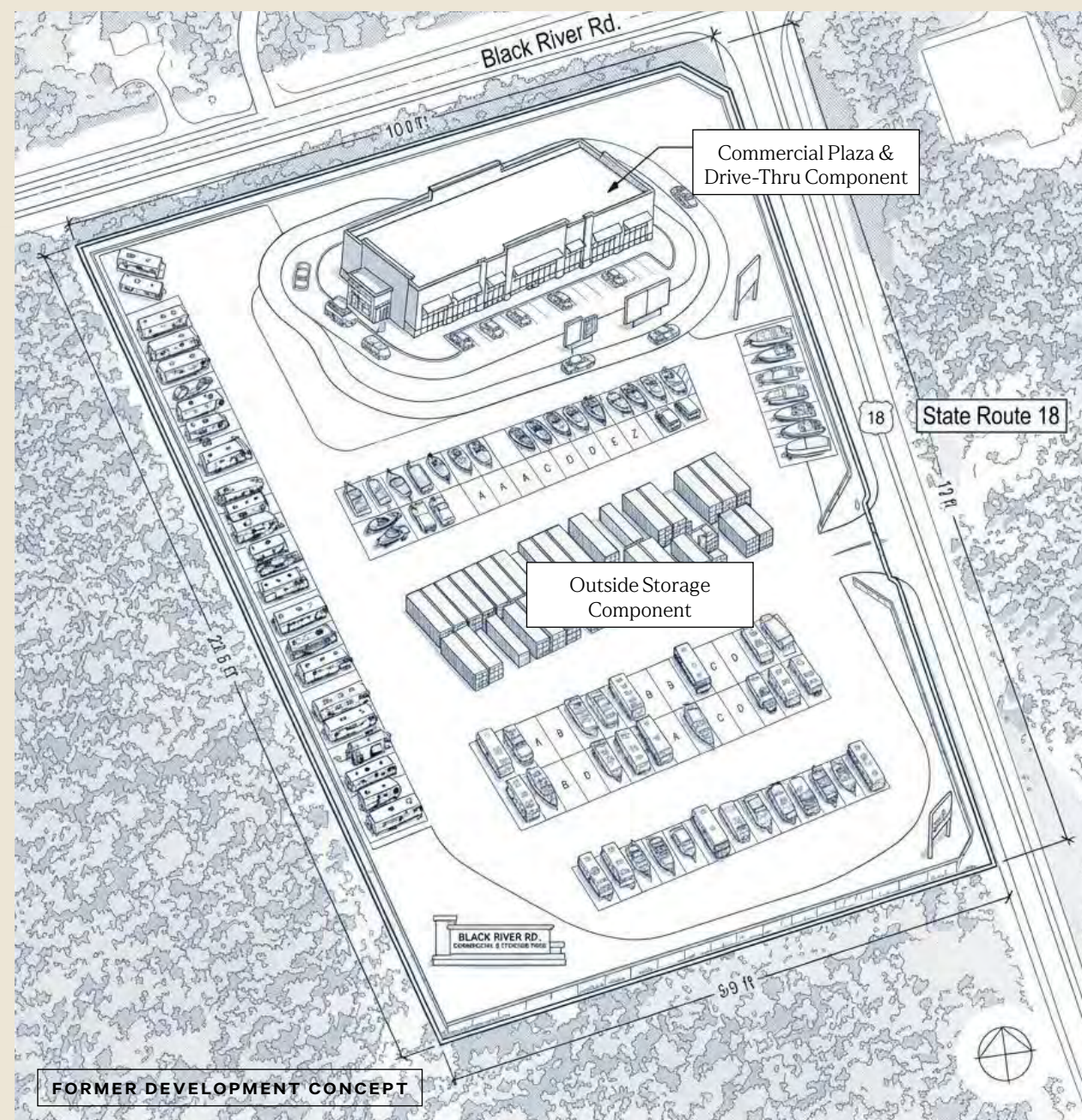
CBRE Limited is pleased to offer for sale a ±9.7-acre land parcel located at 26346 Park Road in Sutton West, Georgina (the “Site” and/or “Property”). The Site represents an excellent opportunity to acquire a well-positioned property with flexible Tourist Commercial (C5) zoning. The Site benefits from frontage along both Park Road and Black River Road, providing excellent exposure and access within a high-traffic corridor in close proximity to Lake Simcoe and the Sutton/Jackson’s Point urban area. Currently improved with an operational go-kart track and outside storage uses, the Property generates holding income, offering investors interim cash flow while advancing future redevelopment plans. Notably, the Property is situated just minutes from the Highway 48 (existing), and the planned Highway 404 extension & future connection to the Bradford Bypass (Highway 400-404 Connecting Link), which will materially enhance regional connectivity and accessibility to the GTA. Situated within the built boundary under the Sutton/Jackson’s Point Secondary Plan, the Property supports a wide range of commercial and tourism-oriented uses, with strong underlying fundamentals driven by regional growth, expanding infrastructure, and increasing demand for recreational and service commercial uses.

Address	26346 Park Road, Sutton West, Georgina
PIN	035230170
Acreage	± 9.7 acres
Official Plan	Jackson Point Secondary Plan: Rural Agricultural; Within the Built Boundary
Zoning Bylaw	Tourist Commercial (C5)
Existing Use	Holding income generated from an operational Go-Kart Track & Outside Storage

## Concept Plan

### Commercial & Outside Storage Park

A preliminary concept envisions the redevelopment of the Site into a well-balanced commercial and outside storage development, strategically designed to maximize both income generation and long-term value. The plan contemplates a  $\pm 2.75$ -acre commercial plaza component fronting the main roadways, incorporating retail and service commercial uses, including the potential for drive-thru facilities, to capitalize on strong vehicular exposure. Complementing this is a  $\pm 6.95$ -acre outside storage component, accommodating permitted open storage uses in accordance with the C5 zoning framework, including recreational vehicles and related uses. This dual-income model leverages the Property's size, configuration, and zoning permissions to create a highly functional and scalable asset, aligned with market demand and the evolving commercial landscape of Georgia.



$\pm 9.7$  AC.  
Total Land Area

$\pm 2.75$  AC.  
Commercial Plaza

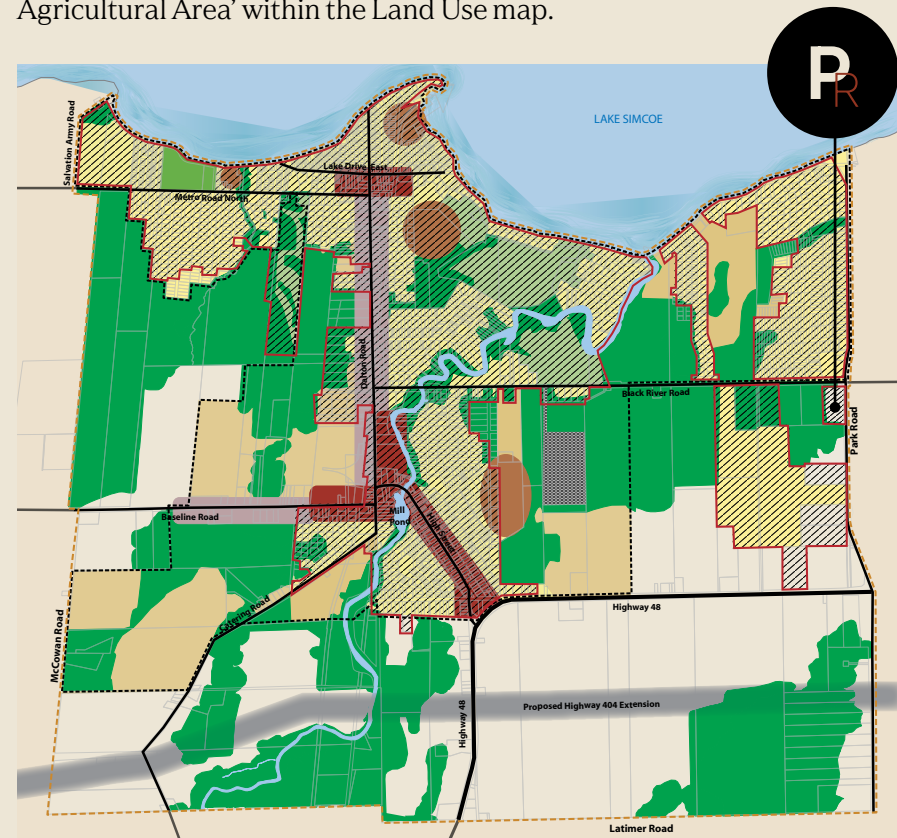
$\pm 6.95$  AC.  
Outside Storage Park

All acreages are approximate

## Existing Planning & Policy Framework

### Sutton/Jackson's Point Secondary Plan

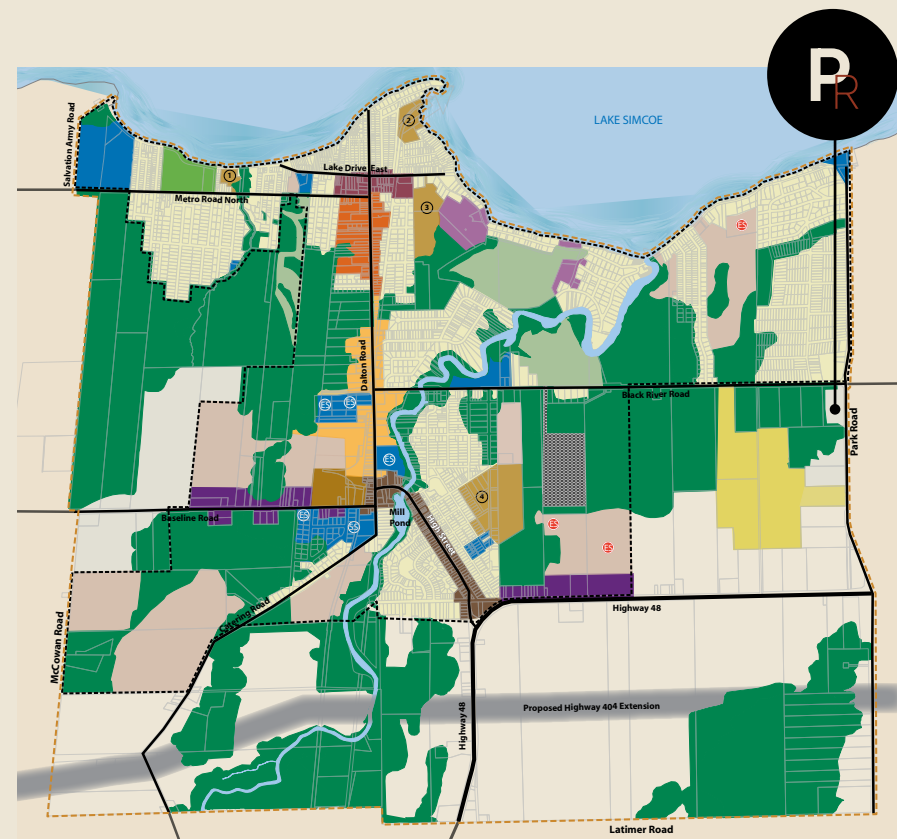
The Property exists within the Sutton / Jackson's Point Secondary Plan area. Within the Community Structure map, the Site is designated as 'Lands Inside the Built Boundary'. Furthermore, the Site is designated as 'Rural/Agricultural Area' within the Land Use map.



### Schedule A Community Structure

- Environmental Protection Area
- Major Recreational or Public Open Space
- Centres
- Corridors
- Stable Neighbourhoods
- New Neighbourhoods
- Redevelopment Opportunity Areas
- Rural/ Agricultural
- Sewage Treatment Plant
- Roads
- Secondary Plan Area Boundary
- Urban Service Boundary
- Lands Inside the Built Boundary
- Proposed Hwy 404 Extension

OMB Approved  
July 17, 2013  
Scale 1:20,000



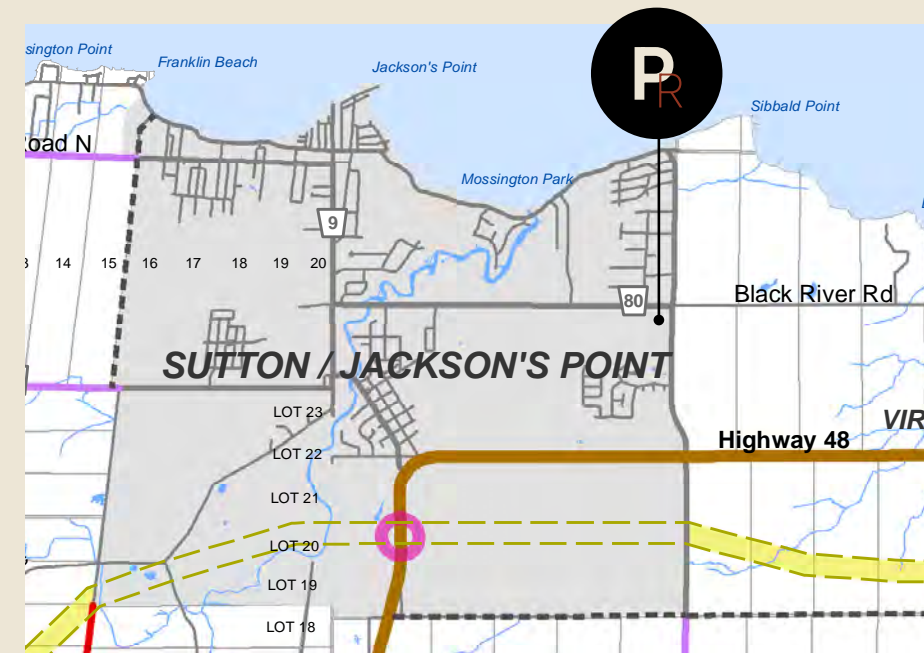
### Schedule B Land Use

- Environmental Protection Area
- Major Public Parks/ Open Space
- Major Recreation Area
- Rural/Agricultural Area
- Stable Residential Area
- Redevelopment Opportunity Area
- New Residential Area
- Institutional/ Community Area
- Existing Elementary School
- Existing Secondary School
- Proposed Elementary Schools
- Rural Modular Home Park
- High Street Historic Centre
- High Street Centre Extension
- Jackson's Point /Lake Drive Centre
- Dalton Road North Corridor
- Dalton Road South Corridor
- Tourist Commercial Area
- General Commercial Area
- Sewage Treatment Plant
- Secondary Plan Area Boundary
- Urban Service Boundary
- Proposed Hwy 404 Extension

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The Provincial Growth Plan forecasts population and employment growth for York Region from 1.1 million people in 2014 to 1.79 million in 2041. Employment will grow from 565,000 in 2014 to 900,000 jobs in 2041. As such, there are several planned infrastructure improvements across York Region to accommodate this population and employment growth, including the Highway 400-404 Connecting Link, also referred to as the Bradford By-pass. In addition, according to Map 10 – Rapid Transit Network of the York Region Official Plan and Schedule E of the Town of Georgina's Official Plan, an extension to the Bradford Bypass and Highway 404 through Highway 48 is planned. This extension is planned to run through the south end of Sutton/Jackson's Point less than 3 minutes south of the Site. This will greatly increase connectivity to & from the Site, as well as across the region.



### Highway 400-404 Connecting Link (Bradford Bypass)

- TOWN ROADS\***
    - Major Arterial
    - Collector
    - Local Road
    - Unopened Road Allowance
  - OTHER TRANSPORTATION**
    - Provincial Road
    - Regional Arterial Road\*\*
    - Regional Road\*\*\*
    - Ferry Route
    - Key 404 Extension
    - Proposed Interchange (The proposed interchange at Glenwoods Ave. is subject to an EA amendment process and MTO's approval)
    - Planned Transportation Corridor\*\*\*\* (proposed - EA approved)
    - Railway
    - Hydro Corridor
  - BASE MAP INFORMATION**
    - Provincial Highway
    - Regional Road
    - Road
    - Railway
    - Municipal Boundary
    - Regional Boundary
    - Hydro Corridor
    - Watercourse/Waterbody
    - Lake Simcoe
- \*Planned Right-Of-Way widths are set out in Section 9 of this plan  
\*\*Planned Right-Of-Way widths are set out in the York Region Official Plan  
\*\*\*Planned Right-Of-Way widths are set out in the Durham Region Official Plan  
\*\*\*\*Planned Corridor for future expansion of Highway 404

## Zoning Bylaw

### Tourist Commercial C5

18.1 Permitted Residential: one dwelling unit in a storey above the first storey or within the rear of a non-residential building other than a boathouse.

18.2 Permitted Non-Residential: Bowling Alley, Catering Est., Golf Course (miniature), Golf Ball Driving Range, Hawker or Pedlar Use, Hotel, Kennel<sup>1</sup>, Leisure Vehicle Sales Est., Marina, Marine Passenger Service Terminal, Motel or Motor Hotel, Motor Vehicle Fuel Bar, Parking Lot (commercial), Place of Amusement, Police Station, Refrshment Vehicle Bicycle Unit or Cart, Restaurant, Retail Store (convenience), Retail Store (marine), Studio, Tourist Information Centre, Accessory Buildings, Structures and Uses to any permitted Use.  
<sup>1</sup>With additional bylaw provisions

Zone Provisions for Open Storage: Open storage of leisure vehicles, including accessory trailers, shall be permitted in the Tourist Commercial (C5) Zone subject to the following provisions:

- such open storage is: a permitted use or accessory to the use of main building on the lot; is not located within the minimum yards required for a 'C5' zone; does not cover more than 30% of the lot area; and; open storage of accessory trailers is not located on land required to meet the minimum parking requirements for the use of the lost.

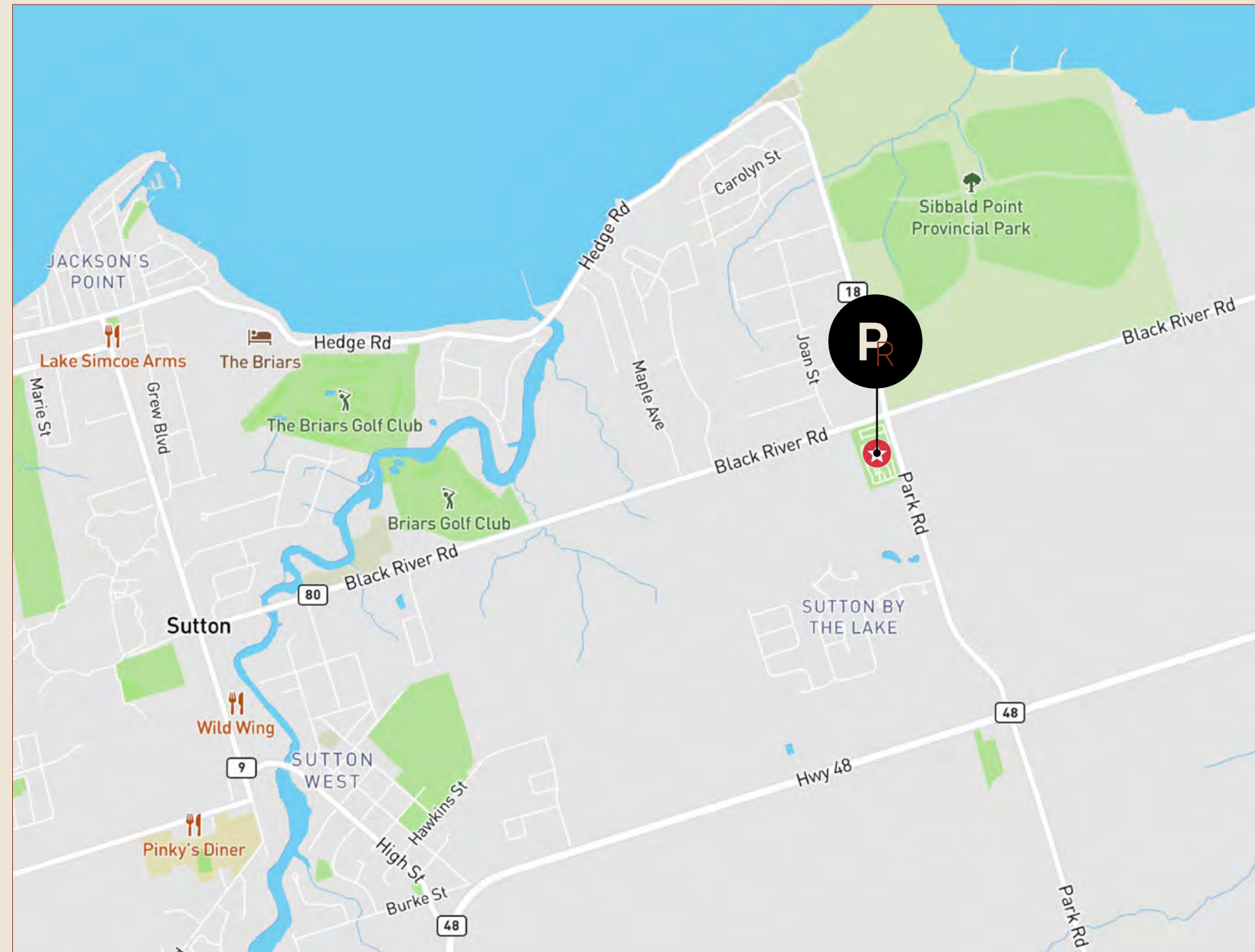
### 18.5 Special Provisions (Applicable to 26346 Park Road - Subject Site)

18.5.1 Notwithstanding Section 18.2, in the area designated 'C5-1' in Schedule 'A' hereto, **only the following non-residential uses will be permitted: Go-Kart Track, Miniature Golf Course, Recreational Area, Restaurant.** These uses shall have a minimum rear year and minimum interior side yard of 30 metres.

18.5.4 In the area designated 'C5-4', the **open storage of recreational vehicles shall be permitted** in addition to those uses provided in Section 18.2.

## Strategic Positioning within a Well-Established Recreational & Tourism Area

### Local Amenities within the Sutton/Jackson's Point Secondary Plan

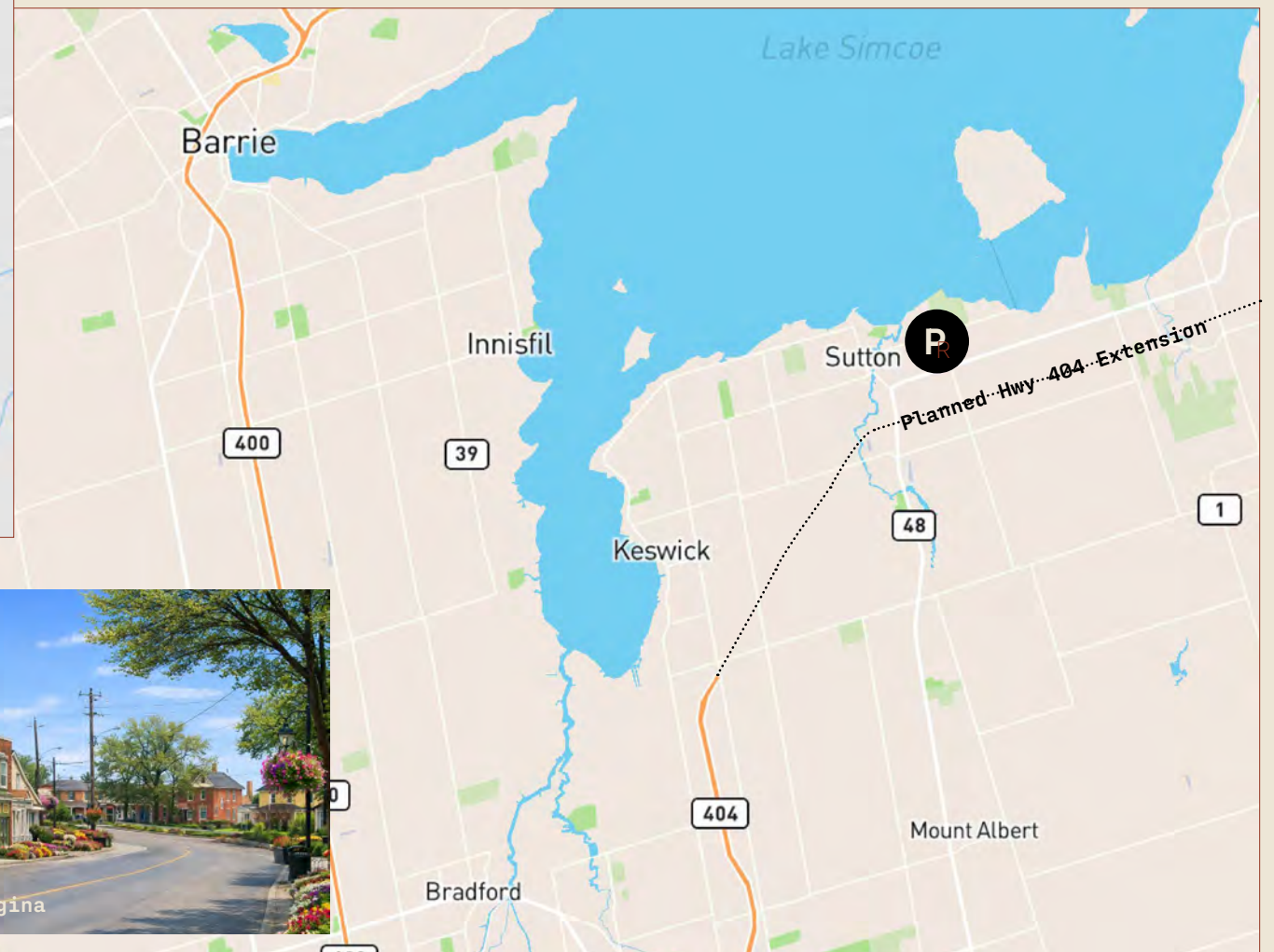


This Site is strategically positioned along the southern shores of Lake Simcoe and within the growing York Region market. The Sutton & Georgina area benefits from a well-established recreational and tourism base anchored by waterfront amenities, seasonal attractions, and destination-oriented uses, which align directly with permitted tourist commercial applications, more specifically the Commercial Plaza & Outside Storage Park. Furthermore, 26346 Park Road is well-located and configured on the northwest corner of a highly trafficked intersection offering excellent exposure and access/future access from 2 road frontages.

Existing planning frameworks within Georgina already identify significant portions of land as “Tourist Commercial” and “Redevelopment Opportunity” areas, reinforcing municipal support for expanded hospitality, accommodation, and recreational uses. Furthermore, proximity to major infrastructure improvements, including the planned Bradford Bypass connecting Highways 400 and 404 as explained on the previous page, are expected to materially enhance regional accessibility and drive increased visitation from the GTA and broader Southern Ontario.

This combination of natural amenities, policy alignment, and improving connectivity positions Sutton and Georgina as a high-growth, value-oriented market where this well-located C5-zoned parcel can capitalize on both tourism demand and long-term redevelopment potential.

Drive Times to...			
1 MINUTES	5 MINUTES	2 MINUTES	15 MINUTES
Highway 48	Downtown Georgina	Hwy 404 Ext.(planned)	Hwy 404 (as-is)



Sibbald Point Provincial Park



Briar's Golf Club & Spa



Downtown Sutton, Georgia

**ASKING PRICE: #3,500,000**



## Due Diligence

& Online Property Library

Supporting material that is relevant to this Offering has been made available in CBRE's confidential online property library. The due diligence documents that have been made available are listed below. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) electronically using the CA submission button to the right:

  
**CA SUBMISSION  
BUTTON**

## Offer Process

& Next Steps

Offers are to be submitted electronically to Jason Child at [jason.child@cbre.com](mailto:jason.child@cbre.com)

Offers will be reviewed upon receipt. Please reach out to the Listing Team with any questions.

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