

FOR SALE

COMMERCIAL DEVELOPMENT OPPORTUNITY

2781 Line 6

A 1.63-acre parcel inside Bradford's proposed urban-area expansion — positioned for a ±33,760 SF commercial-retail or medical-office development.

BRADFORD WEST GWILLIMBURY, ONTARIO

SITE AREA

1.63 ac

PROPOSED GFA

±33,760 SF

FRONTAGE

110 ft

ASKING

\$2,699,000

PRESENTED BY



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THE OFFERING

The Property

A rare 1.63-acre holding with direct Line 6 frontage, inside the Town's proposed Bradford Urban Area expansion — well-suited to a small-format commercial or medical-office build.

SITE AREA

1.63 ac

FRONTAGE

110 ft

ZONING

ER

2025 TAXES

\$8,174

KEY HIGHLIGHTS

- 1.63-acre (±71,063 SF) parcel with 110 ft of frontage on Line 6
- Inside the Town's proposed Bradford Urban Area expansion (D09-17-01)
- Abuts the former Bradford Highlands Golf Club — a ±148-ac OPA assembly
- Hydro available; full servicing advances with the urban-area expansion
- Conceptual scheme supports ±33,760 SF of commercial / medical-office GFA
- 5 min to Hwy 400 · 10 min to Bradford GO · ~60 min to downtown Toronto



INVESTMENT THESIS

Land-banked optionality on a growth-corridor parcel: hold the income-producing residence today, and position for a commercial or medical-office build as the urban-area expansion and servicing advance. A demonstrated ±33,760 SF concept de-risks a buyer's underwriting.

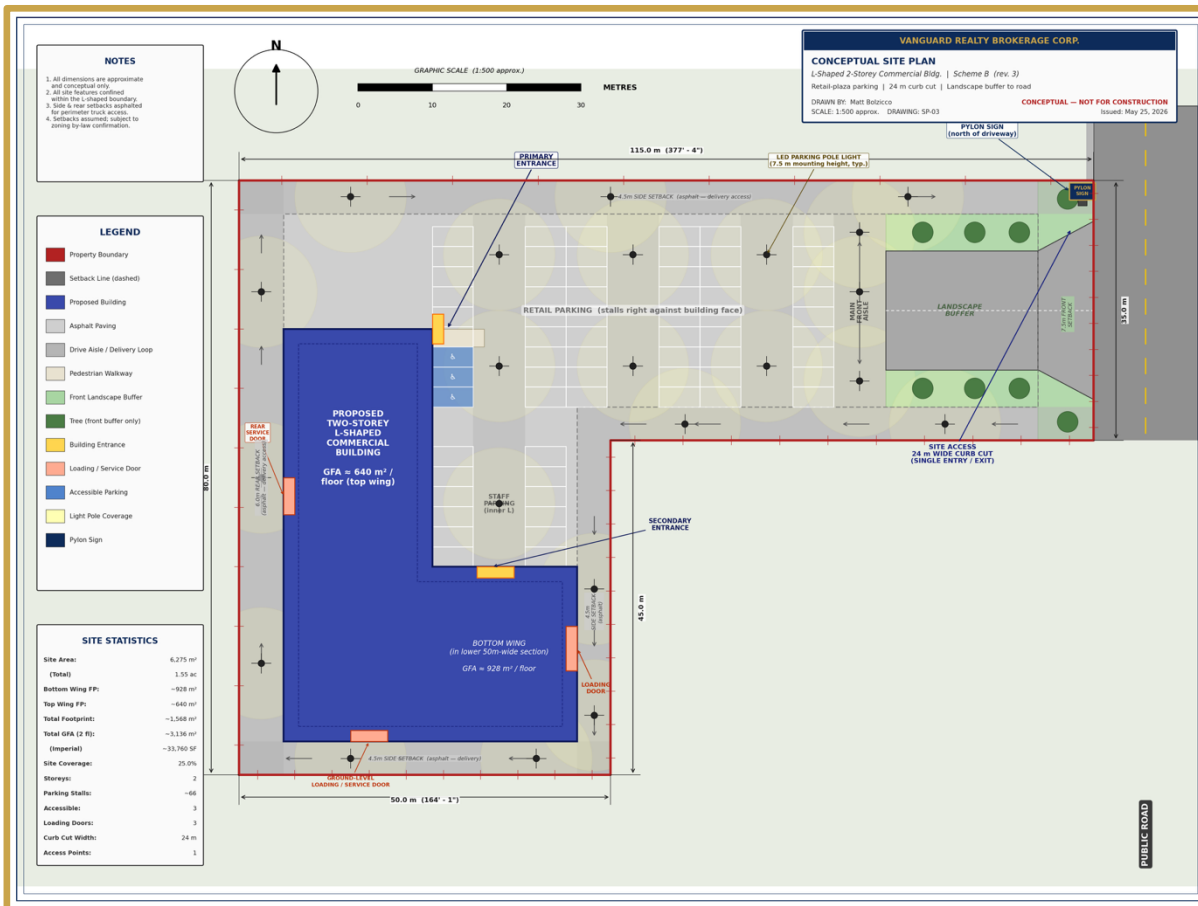
PROPERTY DETAILS

Address	2781 Line 6, BWG, ON
Site Area	1.63 ac · ±71,063 SF
Frontage	110 ft on Line 6
Existing	2,535 SF dwelling (1874)
Services	Hydro · well · septic
Zoning	ER — By-law 2010-050
Designation	Proposed Urban Area
2025 Taxes	\$8,174
Possession	Vacant possession

CONCEPTUAL SITE PLAN

The Opportunity

A two-storey, L-shaped commercial building — grade-level retail beneath medical / professional office — on a single-access, ±66-stall plaza site.



CONCEPT METRICS

Total GFA (2 fl)	±33,760 SF
Building Footprint	±1,568 m²
Site Coverage	25%
Storeys	2
Parking	±66 stalls
Accessible	3 stalls
Loading / Service	3 doors
Site Access	24 m curb cut

SUITED TO

- Grade-level retail with pylon exposure to Line 6
- 2nd-floor medical / dental / professional office
- Single 24 m curb cut — straightforward servicing
- Single end-user or multi-tenant plaza

Conceptual site plan — Scheme B (illustrative; drawn for marketing purposes).

Conceptual — not for construction. Areas, coverage and parking are illustrative and subject to site plan approval, rezoning / Official Plan Amendment, and the Town of Bradford West Gwillimbury's confirmation of permitted uses and standards.

LOCATION & ACCESS

Location & Market



Aerial — subject parcel outlined, fronting Line 6.

HWY 400

5 min

BRADFORD GO

10 min

HWY 11 · YONGE

10 min

TORONTO

~60 min

WHY THIS LOCATION

- Leading edge of Bradford West Gwillimbury's fastest-growing corridor
- Direct Line 6 frontage with an established residential catchment behind
- Abuts the ±148-ac former Bradford Highlands lands, now in the OPA process
- Deep labour and consumer draw: Bradford, Innisfil, East Gwillimbury, Newmarket

FOR MORE INFORMATION

Contact

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