

N/A SOUTH BLAIR STREET

Whitby, ON

FOR SALE



INDUSTRIAL O/S LAND

Markus Miller*
Vice President
647 922 9533
markus@clearheight.ca

Luke Woud*
Vice President
416 706 5853
luke@clearheight.ca



CLEAR HEIGHT
COMMERCIAL

*Sales Representative



Property Details

Size	5.41 Acres	Asking Price	\$6,195,000
Dimensions	990.33 ft x 296.46 ft	Taxes (2025)	\$38,571.91 (2025)
Max Lot Coverage	*60%	Possession	Immediate
Services	Municipal Water	Zoning	M3

where served by sanitary sewers, which are available at the lot line

All Information to be confirmed by Buyer

Highlights



Close Proximity to Hwy 401



Flexible M3 Zoning



+/- 4 Acres Developable



Fenced & Graveled Lot



- **Prime Piece of Industrial Outdoor Storage Land in South Whitby. 5.407 Acres Zoned General Industrial. Approximately +/- 4 Acres Developable.**
- **Wide Variety of Permitted Uses, including Contractor's Yard, Concrete Batch/Mixing, Fuel Storage, Warehouse.**
- **The Property is Site Plan Approved For an 11,000 Sq. Ft. Facility, and Services Are Available at the Lot Line.**
- **Graveled and Fenced. Two Gated Entrances, South Blair St & Gerdau Ct**

Further Information

Zoning

General Industrial (M3)

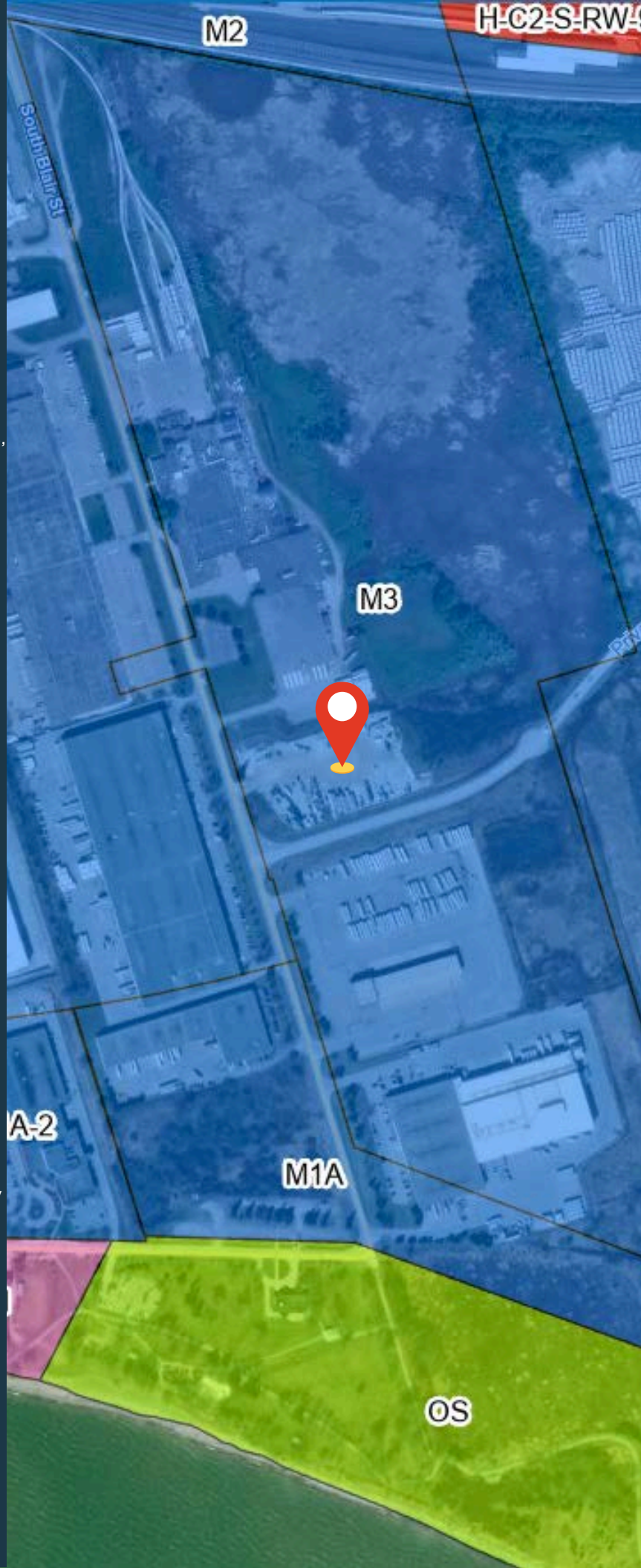
No person shall within any 'M3' Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following 'M3' uses, namely:

- assembly plant
- cartage express or truck transport terminal or yard
- concrete batching or mixing plant
- contractor's or tradesman's shop
- contractor's yard
- dry-cleaning establishment
- fabricating plant
- feed mill
- flour mill
- fuel storage supply yard
- fuel storage tank
- grain elevator
- laundry shop
- lumber yard
- manufacturing plant
- open storage use of goods or materials if accessory to a permitted use
- parking lot
- planning mill
- processing plant
- retail outlet, a wholesale outlet or an office accessory to a permitted use
- service shop
- storage area for boats and trailers
- warehouse

OPEN STORAGE

- Any part of any lot used for a permitted open storage purpose shall be fenced.

Additional Information found in Municipality of Whitby Zoning By-law 2585.



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RE/MAX

Re/Max All-Stars Realty Inc., Brokerage
5071 Highway 7 E Unit 5 Markham, ON

WWW.CLEARHEIGHT.CA

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