

An aerial photograph of a property. A large, irregularly shaped pond is the central feature, outlined with a yellow border. The pond is surrounded by green grass and some trees. To the right of the pond, there is a large industrial or commercial lot filled with many colorful shipping containers (blue, green, red, white) and some buildings. A road, labeled 'Centreville Creek Rd', runs diagonally across the top of the image. The background shows more fields and some residential houses.

Centreville Creek Rd

FOR SALE

12758 Centreville Creek Rd

Caledon, ON

Amar Aulakh

Associate Vice President | Broker

+1 647 290 1314

amar.aulakh@colliers.com

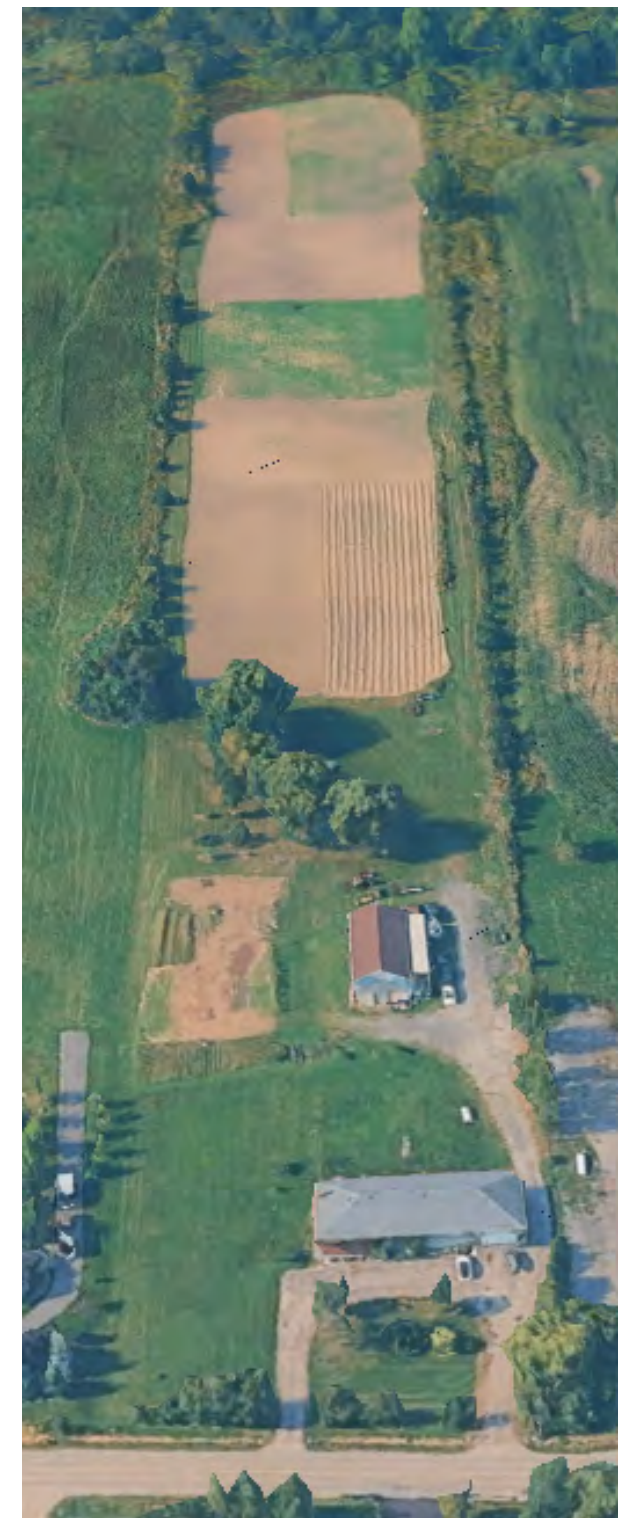
Colliers

Accelerating success.

The Property

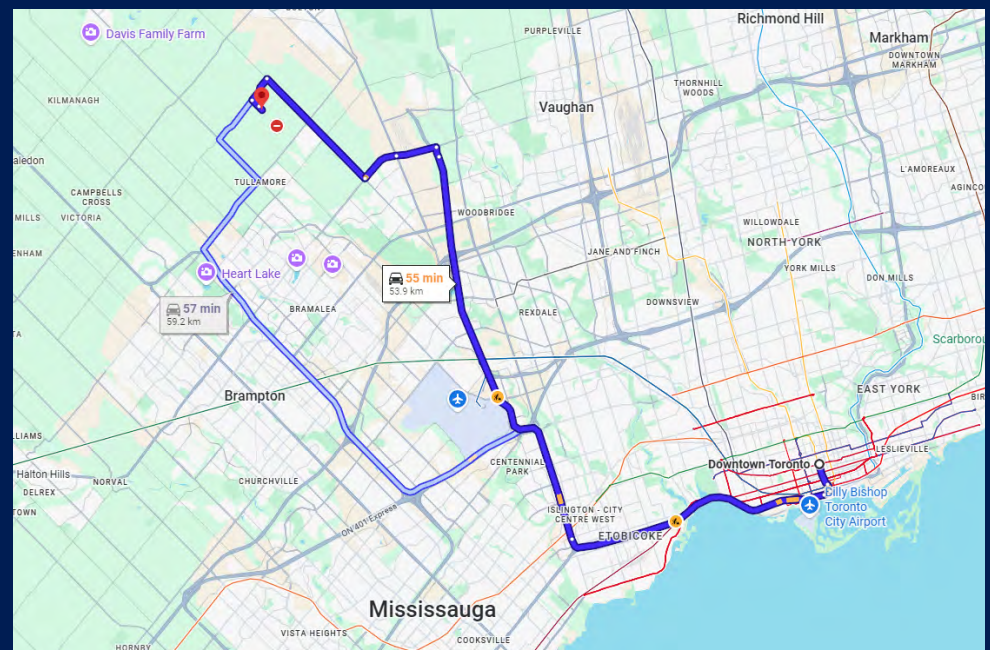
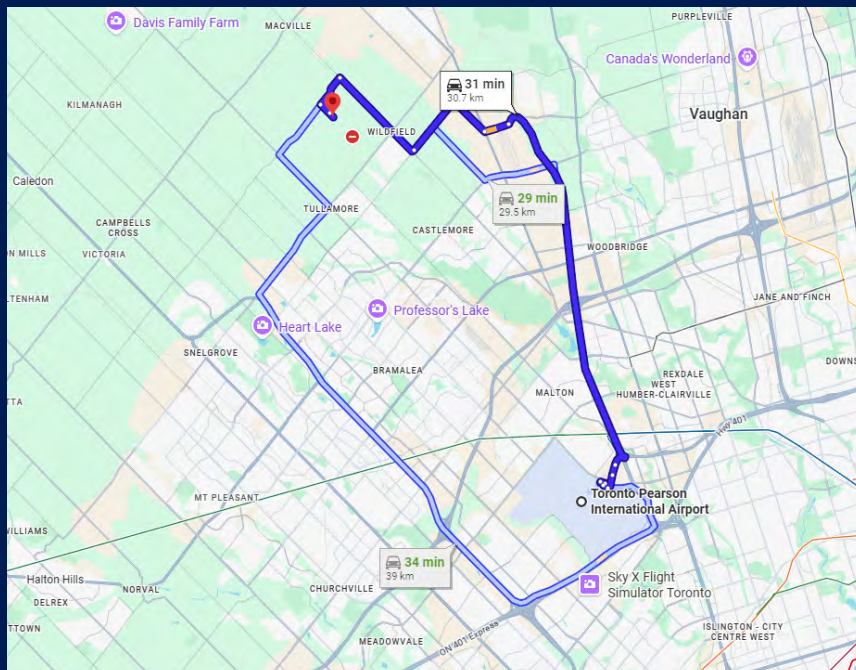
Highlights

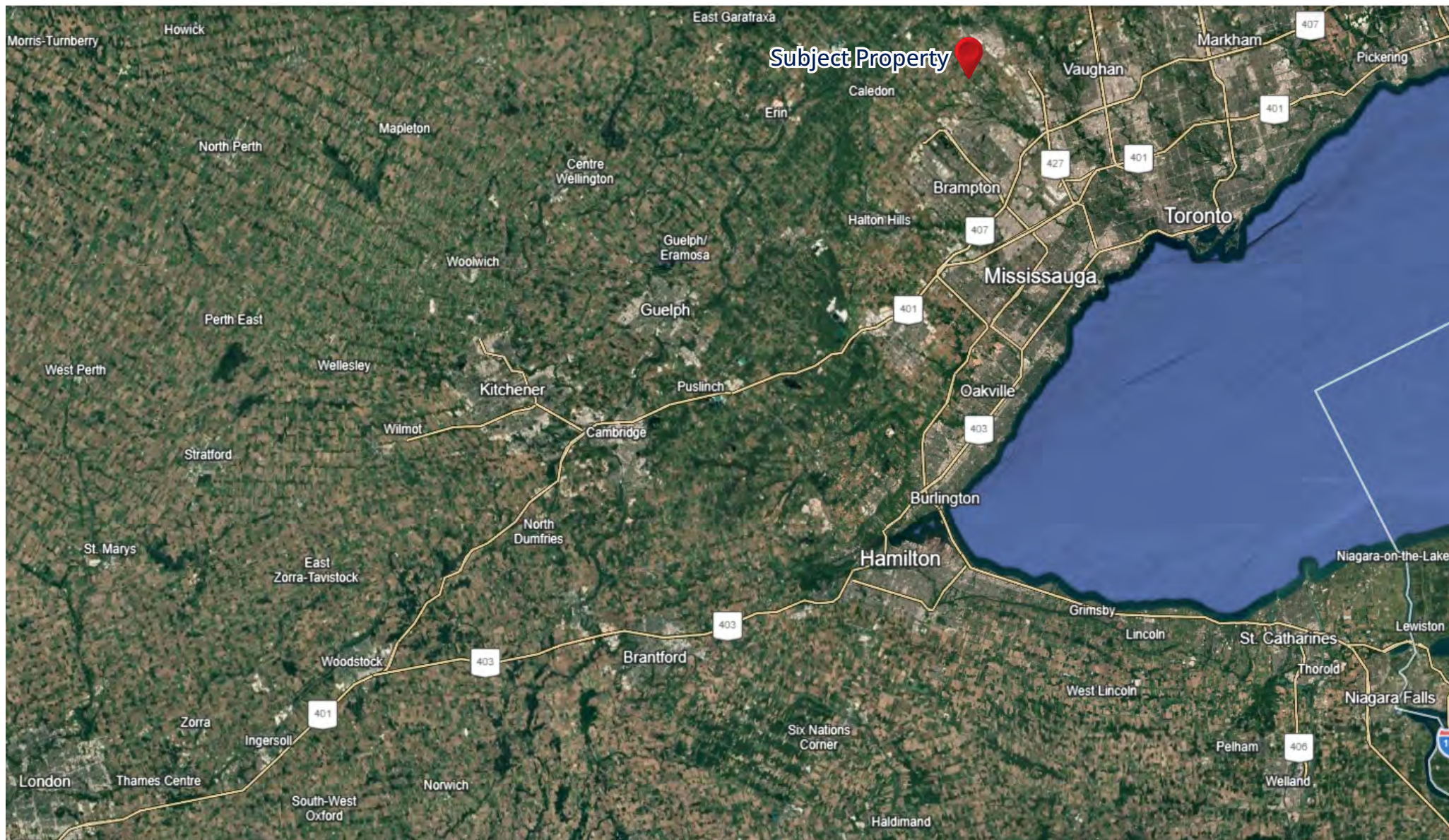
- 10.13 acres of designated white-belt land
- 201 feet of impressive frontage
- A3 zoning designation
- Fully renovated two-storey residence offering immediate rental or owner-use potential
- Features three kitchens, five finished bathrooms, and spacious principal rooms



Property Location

- Pearson Airport 30 Kms/30 min
- Downtown Toronto 53 Kms/50 min
- Humber College 20 Kms/27 min
- Trinity Mall 15 Kms/20 min





City	Distance
Toronto	54 Kms
Hamilton	82 Kms
Mississauga	36 Kms
Kitchener	90 Kms
London	187 Kms
Niagara Falls	142 Kms

Market Overview

12758 Centreville Creek Rd. Caledon, On, L7C 3B7
3 km radius

7,172

Population

1,541

Households

4.6

Avg
Household
Size

34.6

Median Age

CA\$146,438

Median Household
Income

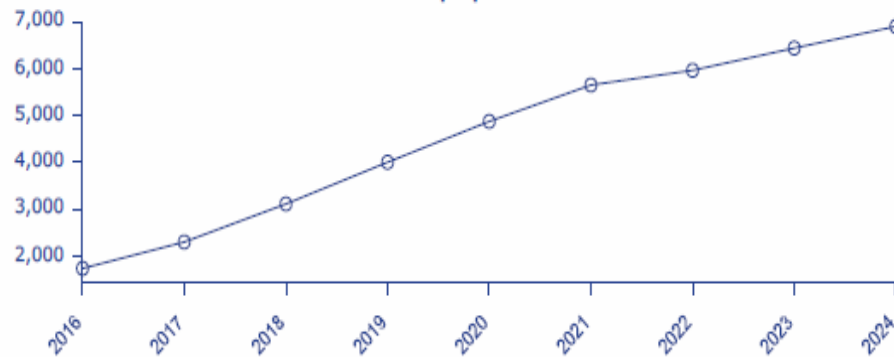
90.1%

Tenure: Owned

3,819

Workforce
Population

Historical population trends



Current Households



1,541

Total Households



4.6

Avg Persons Per
Private Household



CA\$171,426

HH Average Income
(Current Year \$)



CA\$146,438

HH Median Income
(Current Year \$)

Current Population



7,172

Total Population



34.6

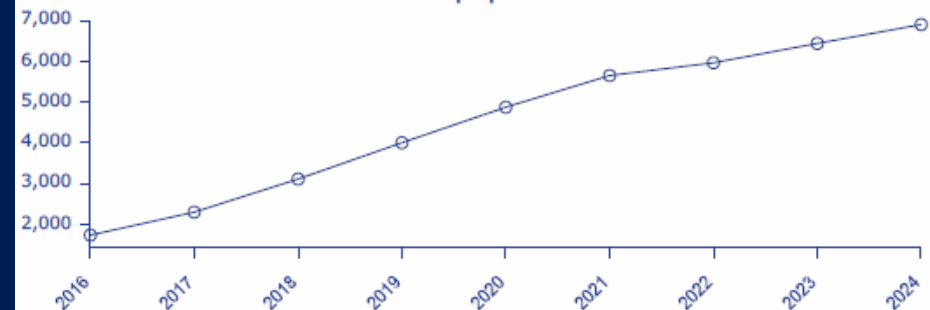
Total Population Median
Age



4,685

Total Daytime Population

Historical population trends



Property Details & Zoning

Address: 12758 Centreville Creek Rd. Caledon, On, L7C 3B7

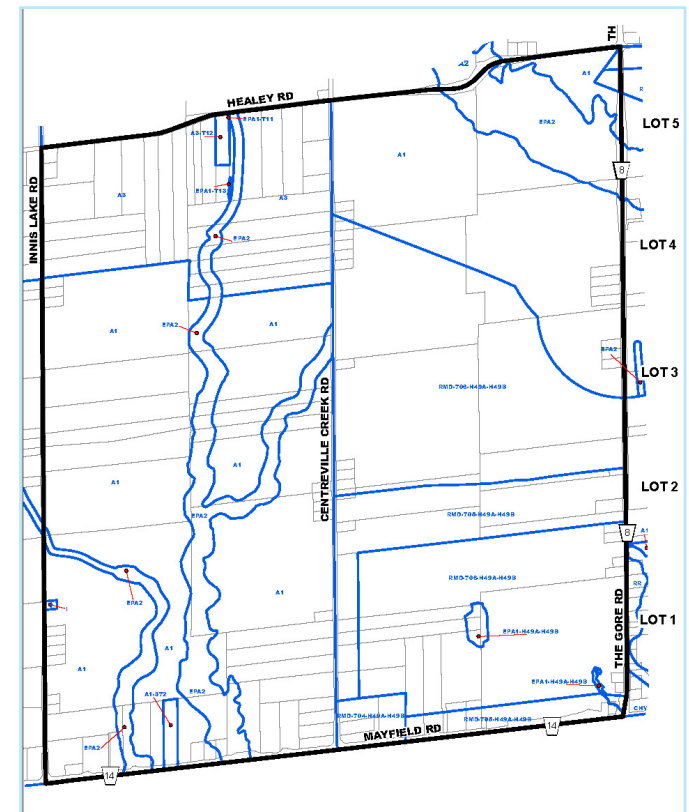
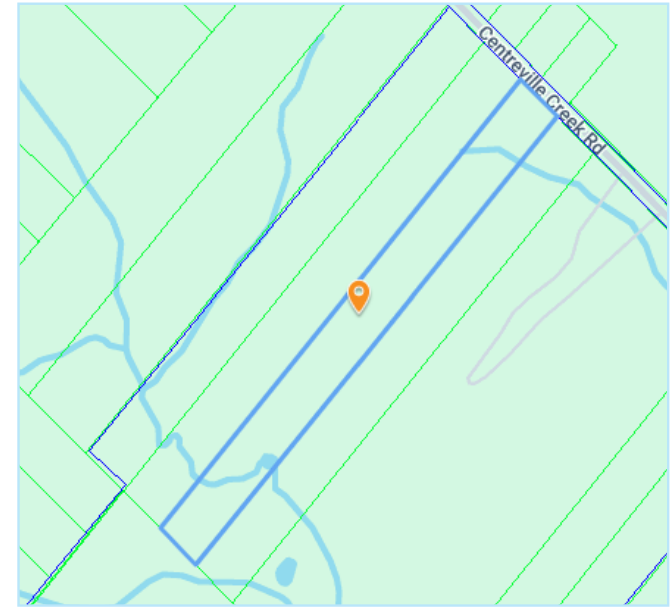
- Legal Description : PT LT 4 CON 2 ALBION AS IN RO799943 ; CALEDON
- PIN: 143480113
- ARN# 2 12401000518500
- LOT SIZE Area: 10.13 Acres
- Measurements: 201.15 ft x 2214.86 ft x 200.18 ft x 2215.92 ft

Zoning: A3 (Under Proposed Official Plan Amendment)

A3 – Small Agricultural Holdings zoning provides flexibility for rural residential and agricultural-related uses, including:

- Rural residential development opportunities
- Agricultural operations
- Agriculture-related commercial and industrial uses
- Farm diversification opportunities
- Agri-tourism uses
- Nursery/horticultural operations
- Accessory farm-related buildings
- Home occupations and rural business opportunities

Minimum lot size: 4 hectares (approximately 9.9 acres)
Minimum frontage: 55 metres (approximately 180 feet)



Property Summary

Prime 10 acre DESIGNATED white-belt land. This investment property is just north of Mayfield Rd with an impressive 201 feet of frontage and two separate driveways; an incredible opportunity with Proposed Official Plan Amendment and future redevelopment potential.

Designated under the Caledon Growth Plan as Community Area and located on the Brampton borderline, this property is an A+ redevelopment opportunity. Featuring a 2-story home, spacious principal rooms, three stunning kitchens with upgraded appliances, and five beautifully finished bathrooms.





Amar Aulakh

Associate Vice President | Broker
+1 647 290 1314
amar.aulakh@colliers.com

Colliers Canada | London
Colliers International London Ontario, Brokerage
649 Colborne Street, Suite 200
London, ON N6A 3Z2
+1 519 438 4300



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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Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 70 countries, our 23,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.8 billion and \$99 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people.

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