

275 LAKE ROAD

Clarington, ON

FOR SALE



INDUSTRIAL 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	1.98 Acres	Asking Price	Speak to Listing Agent
Dimensions	288.40 ft x 298.77 ft	Taxes (2025)	\$6,012.00
Max Lot Coverage	60%	Possession	Immediate
Services	Municipal Water & Sewers	Zoning	M2

All Information to be confirmed by Buyer

Highlights

✓ Close Proximity to Hwy 401

✓ Flexible M2 Zoning

✓ Partially Leased

✓ Fenced & Graveled Lot



Further Information

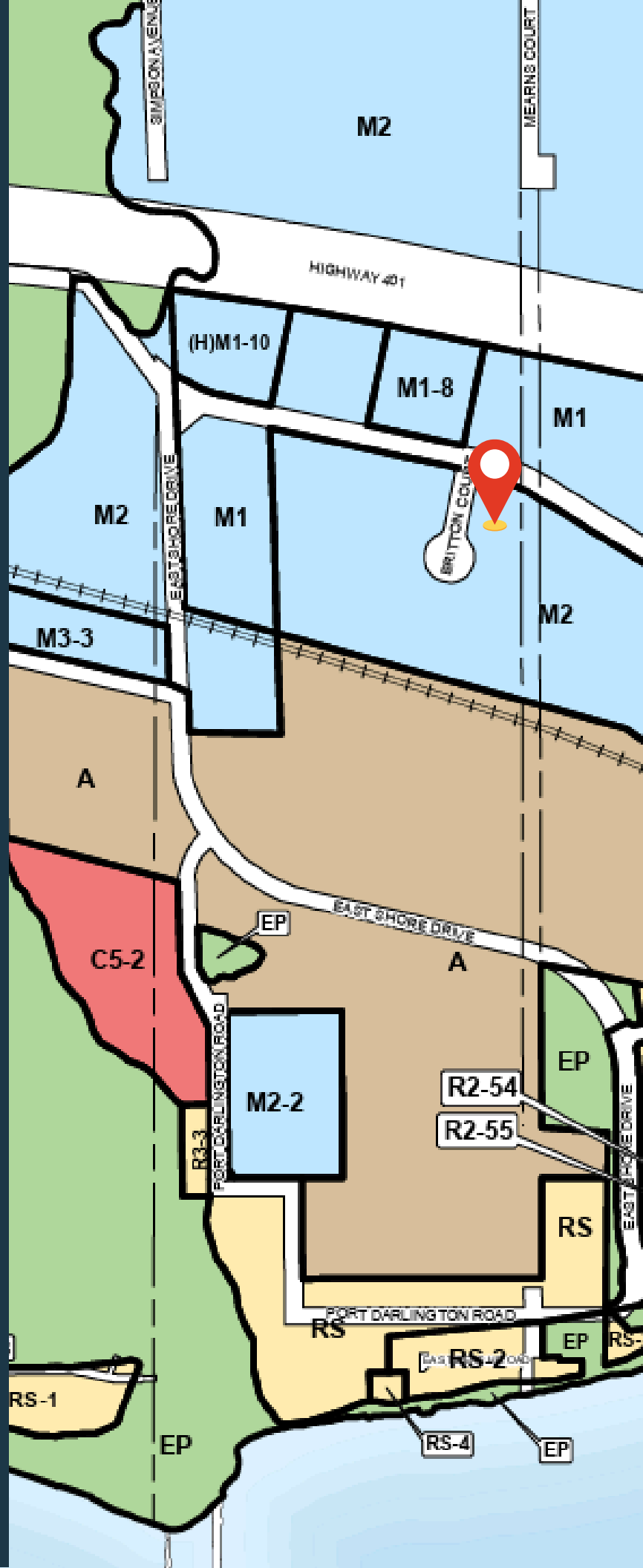
Zoning

General Industrial (M2)

No person shall within the General Industrial (M2) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

- Building supply and/or home improvement outlet within a wholly enclosed building or structure;
- Business or professional office provided such use is accessory and incidental to a permitted use otherwise specified herein;
- Equipment sales and rental, light;
- A dry light industry within a wholly enclosed building or structure;
- A work shop within a wholly enclosed building or structure;
- An assembly, manufacturing, fabricating or processing plant within a wholly enclosed building or structure;
- A printing or publishing establishment;
- A warehouse for the storage of goods and materials within a wholly enclosed building or structure;
- A factory outlet;
- A motor vehicle repair garage within a wholly enclosed building or structure;
- Equipment sales and rental, heavy;
- A cartage or transport depot and yard;
- A farm implement and equipment sales and service establishment;
- Bulk storage tanks and related uses;
- Motor vehicle body shop;
- Motor vehicle repair garage;
- Contractor's or tradesman's workshop and yard;
- Outside storage of goods and materials where such use is accessory and incidental to a permitted use;
- A storage area for boats and trailers;
- A precast concrete products or prefabricated wood products
- Manufacturing and fabricating plant;

Additional Information found in Municipality of Clarington Zoning By-law 84-63.



FOR SALE

275 LAKE ROAD

Clarington, ON

For more information
please contact:

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

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

*Sales Representative



CLEAR HEIGHT
COMMERCIAL

RE/MAX

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

WWW.CLEARHEIGHT.CA

This disclaimer shall apply to Clear Height Commercial and Re/Max All-Stars Realty Inc., Brokerage; to include all employees and independent contractors ("CHC"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CHC, and CHC does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CHC does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CHC.