

FOR SALE



85 LOVEKIN RD

28+ Acres Development Potential!

A+ Location Between HWY 401 +
HWY 115/35 + HWY 2 in Newcastle

Asking price of \$10,000,000

High % Growth in Clarington

Ideal for location for logistics

CONTACT **BRIAN SHEWCHUK** : 289 688 8047

CONTACT **JOHN SHEWCHUK** : 905 404 5038

FEATURES BRIEF:

- ❖ Over 28 Acres of Prime Development Land.
- ❖ Exceptional Location Visible from HWY 401, HWY 115/35 & HWY #2
- ❖ Ease of Access via Lovekin Road to Surrounding Highways
- ❖ Labeled as Employment Lands in upcoming Durham Region OP Amendment
- ❖ Labeled Special Study area in existing Durham Region Official Plan
- ❖ Vendor Take Back Mortgage & Seller Lease Back Available
- ❖ ALL Major Commercial Brokerages & Institutions agree: industrial is increasingly high value, in-demand, and growing quick. Ideal for investment!



PLANNING STATUS

Potential Employment Uses Include

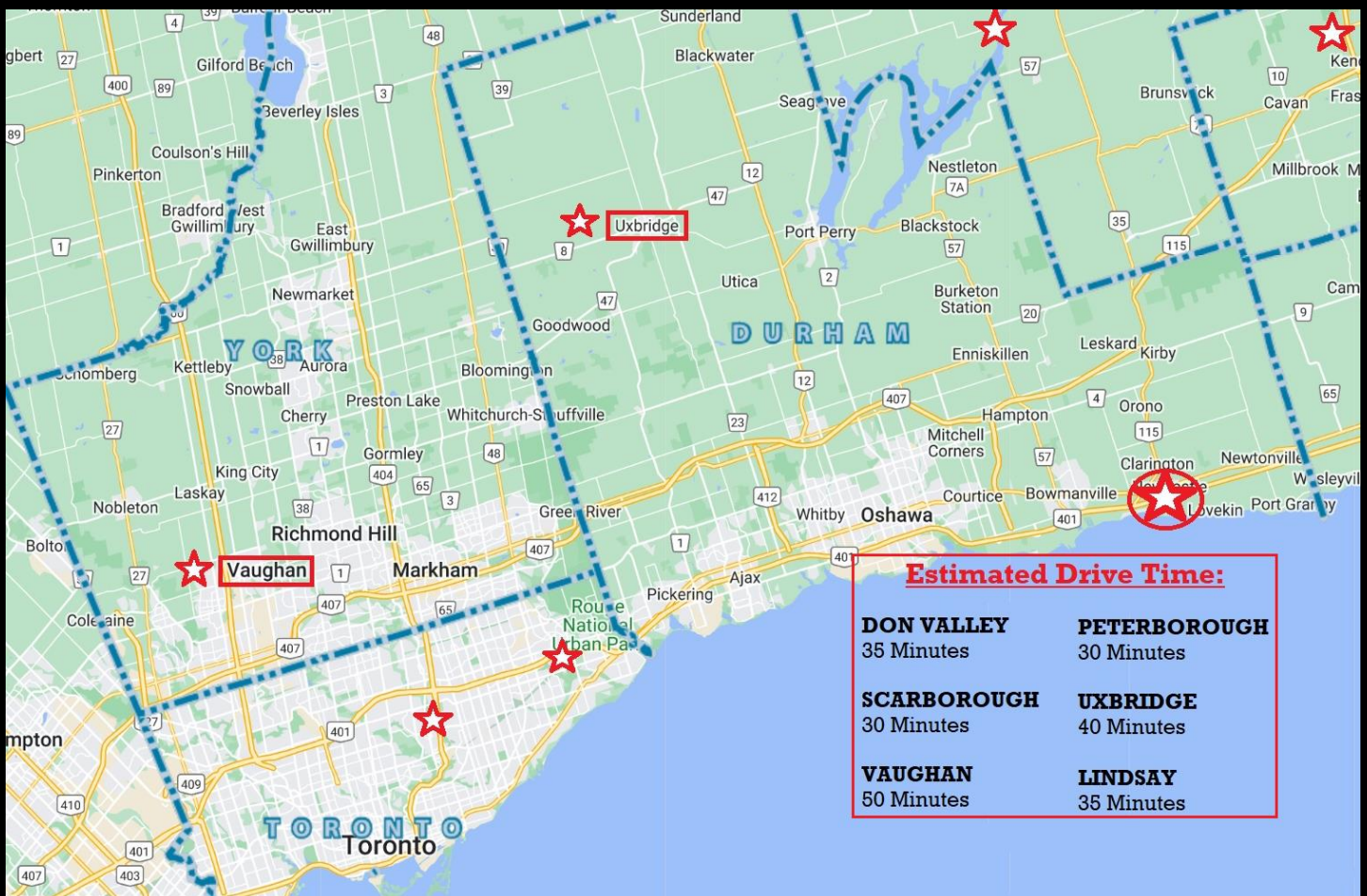
- ✓ Equipment Sales & Rental
- ✓ Freight Transfer
- ✓ Business Park
- ✓ Feed mill or Seed Cleaning
- ✓ Transportation Depot
- ✓ Farm Equipment Sales + Services Facility
- ✓ Bulk storage tanks
- ✓ Automotive Body Shop
- ✓ Automotive Repair
- ✓ Contractor's Workshop or Yard
- ✓ University or College
- ✓ Outside Storage of Goods + Materials
- ✓ Precast Concrete Products
- ✓ Prefabricated Wood Products
- ✓ manufacturing and fabricating plant
- ✓ Bank / Financial Office
- ✓ Building Supply and/or Home Improvement Outlet
- ✓ Professional Office
- ✓ Eating or Take-Out Establishment
- ✓ Commercial or Technical School
- ✓ Printing or Publishing
- ✓ Factory Outlet
- ✓ Tavern
- ✓ Private Club
- ✓ Energy Industries
- ✓ Research & Development
- ✓ Service Industries
- ✓ Hotels
- ✓ Transport Services



LOCATION:

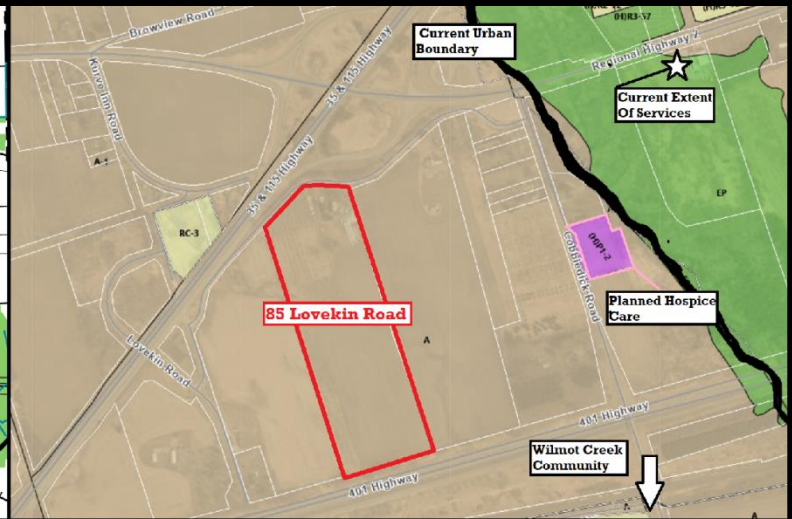
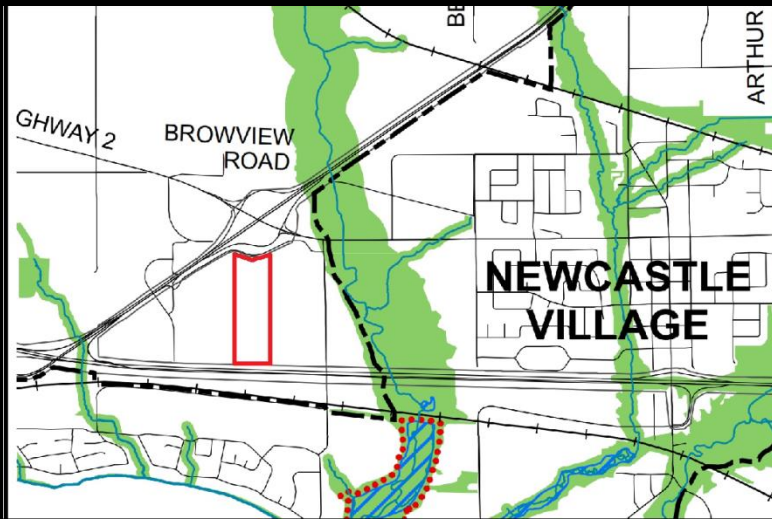
Great Features Including:

- Flat even topography without ENV features or regulatory mapping;
- Attractive easy to work with rectangular shape with existing road access;
- Regular farming operation keeping the land well maintained and workable;
- Nexus of three major local highways for easy & quick access to multiple markets, as well as for substantial visibility.
- High growth local community in Clarington with multiple major investments planned (OPG Energy Park, Darlington Nuclear, Police HQ, Recreational Facilities and more)
- Competitive pricing at only a fraction of the cost in Oshawa
- Newcastle's population expected to grow over 150% by 2031. Many major surrounding residential + infrastructure projects both planned and ongoing!



FOR MORE INFO:

Please see <https://show.tours/85lovekinrdclarrington> for more photos and aerial video



For further information, details on Vendor Take Back Mortgage, and offer terms and conditions...

CONTACT:

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