

Strategic Development Opportunity

8273 HERITAGE RD.

Brampton, ON



URBAN LAND GROUP

GOING BEYOND THE TRANSACTION

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Urban Land Group is pleased to present a rare opportunity to acquire approximately 117983.11 sq.ft (2.709 acres) at 8273 Heritage Road, Brampton, strategically located at the prominent intersection of Heritage Road and Steeles Avenue West within one of the Greater Toronto Area's premier employment corridors.

Situated in one of Brampton's most active and rapidly growing commercial and employment districts, the property offers exceptional accessibility, excellent visibility, and immediate connectivity to Highways 407, 401, and 410, providing seamless access to the GTA's major transportation network.

Surrounded by established industrial, logistics, commercial, and employment developments, this strategically positioned site presents outstanding long-term investment, land banking, and future redevelopment potential. Whether acquired as a strategic land holding, repositioned for future development, or utilized for owner-occupancy, the property offers significant upside within one of Southern Ontario's strongest and most sought-after employment markets.

*****Buyer is responsible to confirm all the details.***



Executive Summary

Quick Facts:

- **Property Address:** 8273 Heritage Road, Brampton, ON
- **Property Type:** Development Land
- **Site Area:** Approximately 2.71 Acres (117,983 SF)
- **Frontage:** Approximately 208.92 Feet
- **Current Zoning:** A1 (Agricultural)
- **Official Plan Designations:** Residential, Commercial & Natural Heritage System
- **Current Property Classification:** Farm Property (Vacant Land – No Buildings)
- **Location:** Corner of Heritage Road & Steeles Avenue West
- **Accessibility:** Immediate access to Highways 407, 401 & 410
- **Investment Opportunity:** Land Banking • Future Redevelopment • Development Potential (Subject to Municipal Approvals)
- **Surrounding Uses:** Established Industrial, Commercial, Logistics & Employment Developments
- **Market:** One of Brampton's fastest-growing employment corridors



Area Overview





Prime Location

Strategically positioned at the high-profile intersection of Heritage Road and Steeles Avenue West, 8273 Heritage Road is located within one of Brampton's fastest-growing employment and commercial corridors. The property benefits from exceptional regional connectivity, providing convenient access to Highways 407, 401, and 410, allowing efficient travel throughout the Greater Toronto Area and direct access to Pearson International Airport.

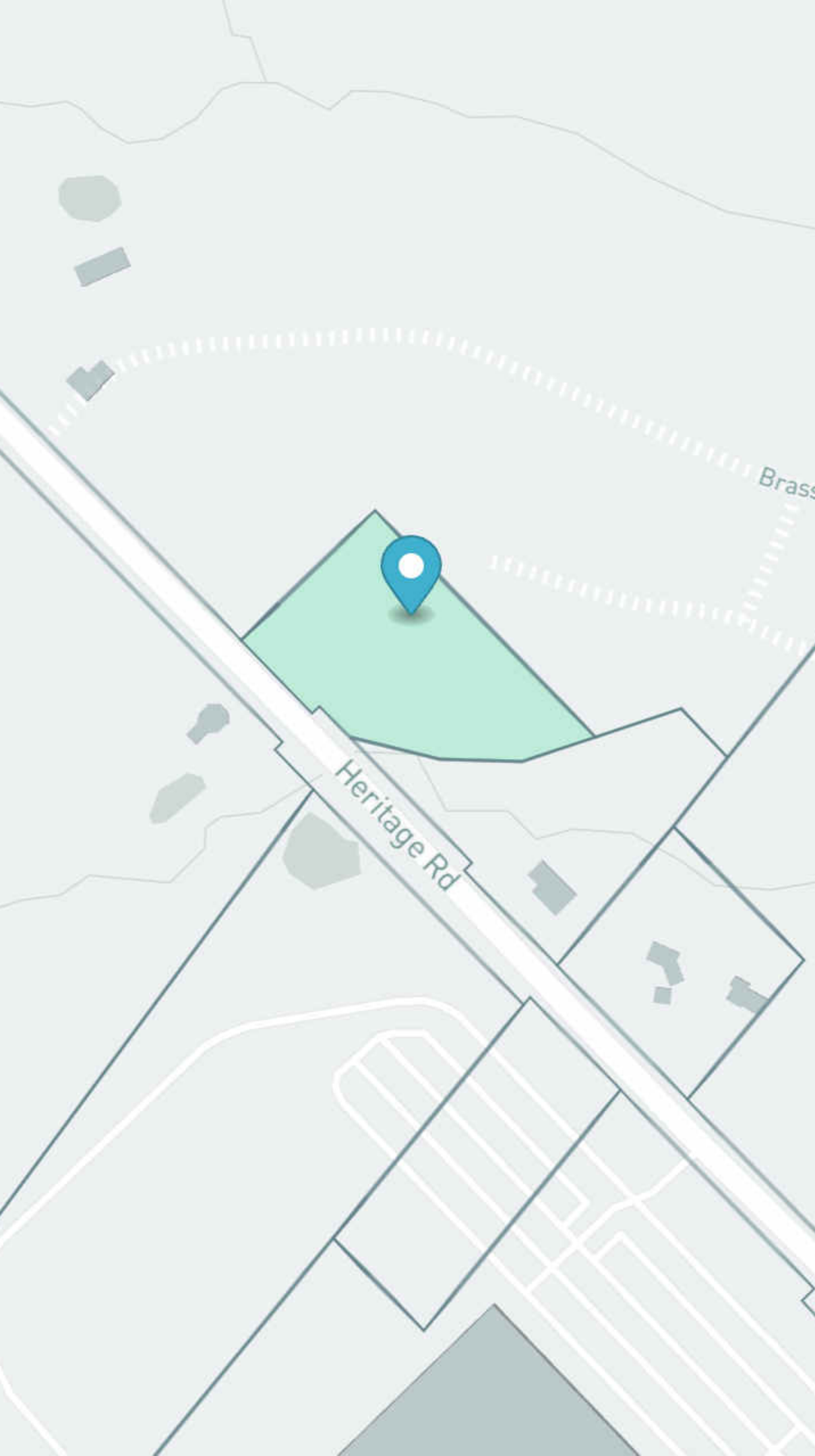
The surrounding area has experienced significant commercial, industrial, and residential growth over the past decade, with continued investment in logistics, warehousing, advanced manufacturing, and mixed-use communities. The property's location places it in close proximity to major employment centres, established residential neighbourhoods, retail amenities, public transit, and key transportation infrastructure, making it an attractive destination for businesses, developers, and long-term investors.

Positioned within one of Ontario's most active economic regions, the site offers immediate access to a highly skilled labour force, extensive consumer amenities, and one of Canada's largest transportation and distribution networks. Its strategic location, combined with strong long-term growth fundamentals, presents a compelling opportunity to capitalize on Brampton's continued expansion and the increasing demand for well-located development land.

Location Highlights:

- Prominent frontage along Heritage Road, just north of Steeles Avenue West
- Approximately 5 minutes to Highway 407
- Approximately 8 minutes to Highway 401
- Approximately 10 minutes to Highway 410
- Approximately 20 minutes to Toronto Pearson International Airport
- Close proximity to the Brampton Gateway Terminal and public transit
- Surrounded by established industrial, logistics, commercial, and employment developments
- Minutes from major retailers including Costco, Home Depot, Canadian Tire, Fortinos, Walmart, SmartCentres, restaurants, and everyday services
- Located within one of the GTA's fastest-growing employment and industrial markets
- Excellent accessibility to Mississauga, Vaughan, Toronto, and the broader Greater Toronto Area

Investment Advantage: Combining strategic highway connectivity, a growing employment base, and proximity to major commercial amenities, 8273 Heritage Road is exceptionally positioned for long-term investment, future redevelopment, and value appreciation.



PLANNING & ZONING

8273 Heritage Road is currently zoned A1 – Agricultural and is designated Residential, Commercial, and Natural Heritage System under the City of Brampton's Official Plan. The property's strategic location within a rapidly growing employment corridor presents strong long-term land banking and future redevelopment potential, subject to municipal planning approvals.

- **Current Zoning:** A1 – Agricultural
- **Current Use:** Vacant Land
- **Official Plan:** Residential, Commercial & Natural Heritage System
- **Planning Authority:** City of Brampton
- **Future Development:** Subject to Municipal Planning Approvals

A1 – Agricultural Zone

The Agricultural (A1) Zone is intended to preserve agricultural lands and rural uses while accommodating agricultural operations and other permitted uses identified within the City's Zoning By-law. Future redevelopment beyond the existing zoning permissions would require the appropriate planning applications and approvals through the City of Brampton.

Official Plan Context

The property is situated within an area that continues to experience significant public and private investment. The City's Official Plan serves as the framework for managing growth by directing land use, transportation, infrastructure, employment, commercial development, environmental protection, and complete communities. Official Plan designations provide the policy context for evaluating future development applications.

Development Potential

This offering presents a compelling opportunity for investors and developers seeking a strategic land holding within one of Brampton's fastest-growing corridors.

Key planning advantages include:

- Strategic location along Heritage Road & Steeles Avenue West
- Immediate access to Highways 407, 401 & 410
- Surrounded by established employment, industrial and commercial uses
- Located within an area experiencing continued residential and employment growth
- Official Plan designations include Residential, Commercial and Natural Heritage System
- Long-term land banking and redevelopment potential, subject to municipal approvals

Property Photos



Property Photos



Property Photos



Property Photos



Our Land *Expert*



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