

±1.9 ACRE LOT

FOR SALE

PICKERING, ONTARIO



Along the Highway 7 /
Highway 407 Corridor.
Fronting onto Highway 7
and Balsam Rd.

1.9 ACRES

TRAFFIC COUNTS

Hwy 7, West of Balsam Rd 19,362 (AADT, modeled, 2024)

Hwy 7, East of Balsam Rd 19,749 (AADT, modeled, 2024)

3110 Highway 7 E

PROPERTY DETAILS

PROPERTY OVERVIEW

Position your investment in one of the GTA's most exciting growth corridors. Situated at 3110 Highway 7 East, this prominent corner property offers outstanding frontage along Highway 7 and Balsam Road, within the rapidly expanding Highway 7 / Highway 407 corridor.

Currently undeveloped and unserviced, the property is zoned Agricultural under former By-law 3037 and is designated as a High-Density Area under the Northeast Pickering Secondary Plan, presenting exceptional long-term redevelopment potential. The Secondary Plan envisions a vibrant, mixed-use urban community, supporting a broad range of residential, commercial, institutional, and complementary uses (subject to municipal approvals).

This is a rare opportunity for developers, investors, and land bankers to secure a strategic parcel in one of Durham Region's fastest-growing areas, surrounded by significant planned infrastructure and future residential growth.

OFFERING SUMMARY

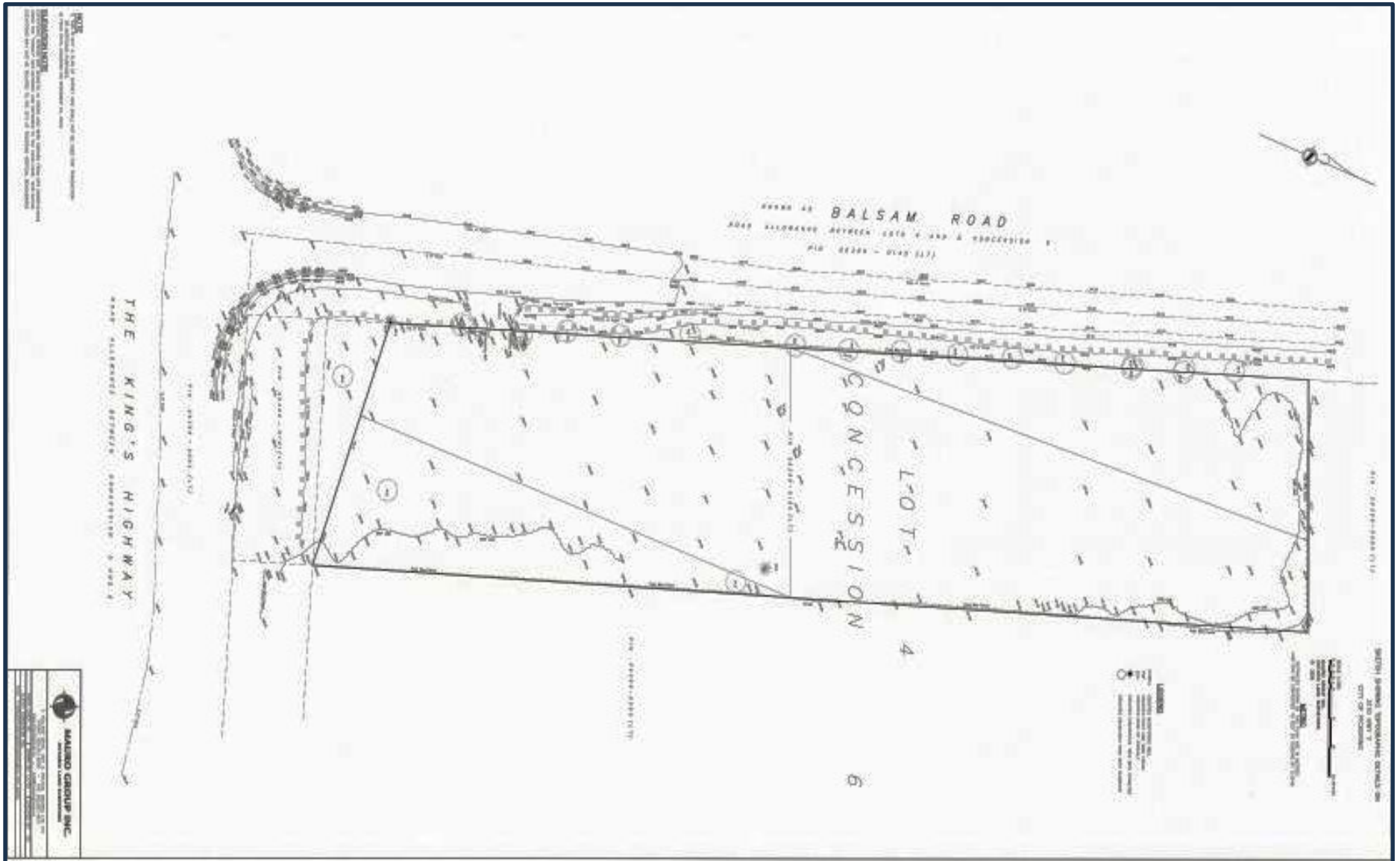
Sale Price:	\$1,500,000
Lot Size:	±1.9 Acres

PROPERTY HIGHLIGHTS

- Prime development opportunity in the Highway 7 / Highway 407 growth corridor
- Prominent corner location with frontage on Highway 7 and Balsam Road
- Undeveloped and unserviced land
- Agricultural zoning under former By-law 3037
- Designated High Density Area under the Northeast Pickering Secondary Plan
- Planned for a wide range of future residential, commercial, institutional, and mixed-use development (subject to approvals)
- Located within one of Pickering's fastest-growing urban expansion areas
- Excellent connectivity to Highway 407, Highway 7, and the Greater Toronto Area

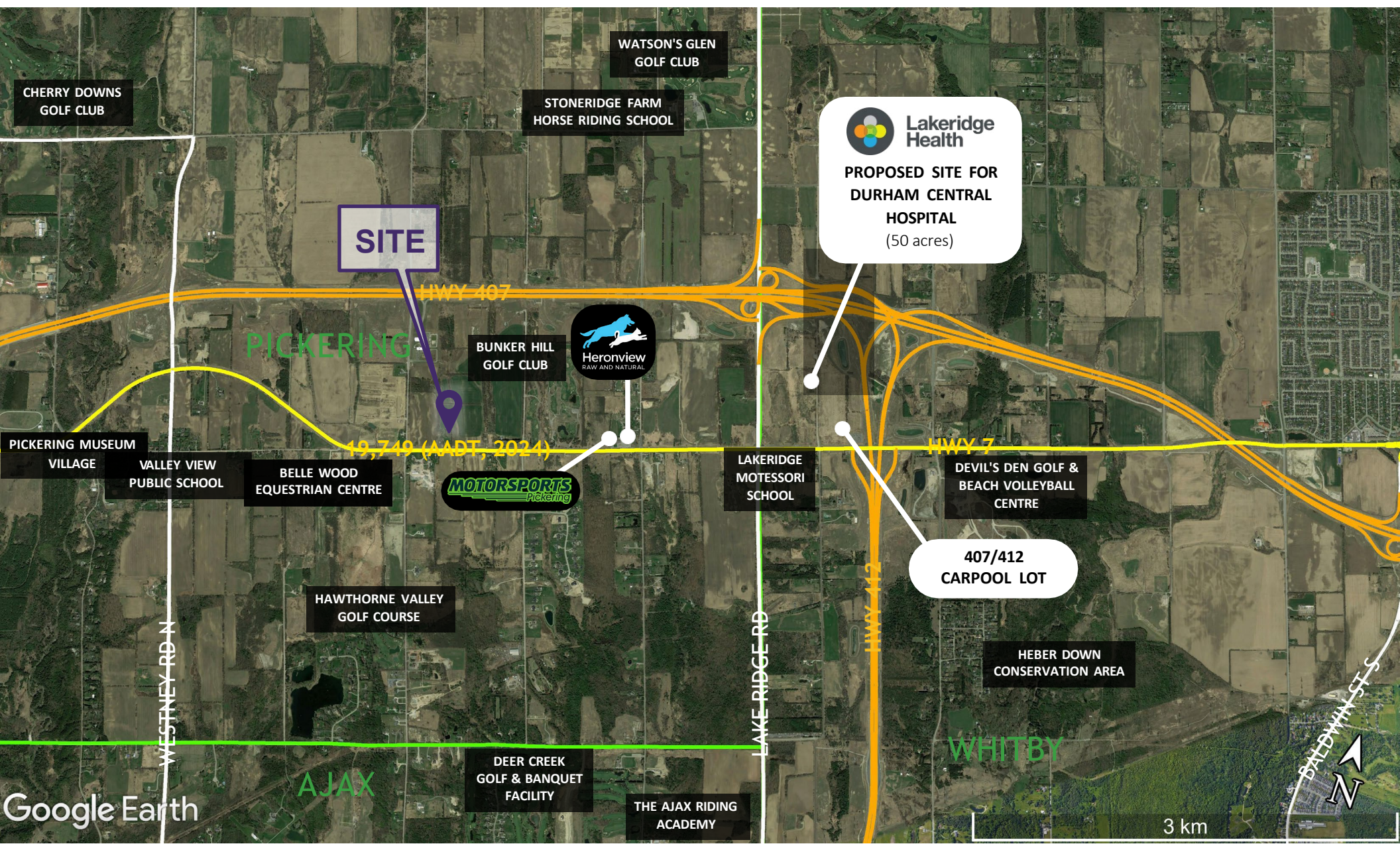
3110 Highway 7 E

SITE SURVEY



Demographics & KEY MAP

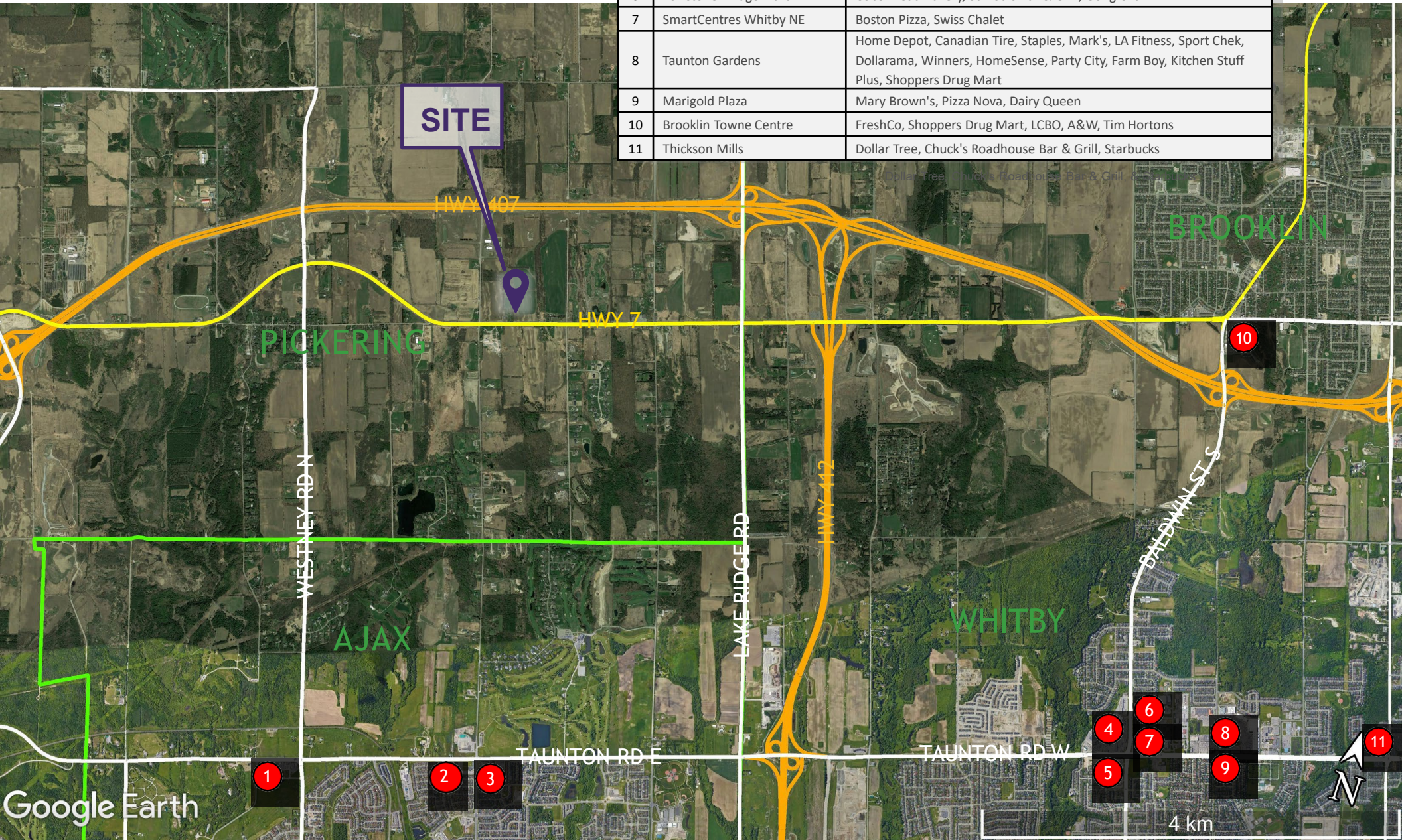
DEMOGRAPHICS (10 MIN RADIUS)

Population: **141,622**Average
Household
Income: **\$187,869**Number of
Households: **40,434***Data Source: Sitewise 2026*

Surrounding Retail Centres

KEY MAP

	RETAIL CENTRE	TENANTS
1	Meadow Ridge Plaza	GoodLife Fitness, Dollarama, McDonald's
2	Wyndham Manor Plaza	Tim Hortons
3	Somerset Plaza	Metro, LCBO, Shoppers Drug Mart, Swiss Chalet
4	SmartCentres Whitby North	Walmart, Real Canadian Superstore, LCBO, Bulk Barn, Mucho Burrito, 2001 Audio Video, Wendy's, East Side Mario's, Cora, Panago, Tim Hortons
5	Valleywood Centre	Dollarama, Sleep Country, The Beer Store, Starbucks
6	Folkstone Village Plaza	CobS Bread Bakery, St. Louis Bar & Grill, Gong Cha
7	SmartCentres Whitby NE	Boston Pizza, Swiss Chalet
8	Taunton Gardens	Home Depot, Canadian Tire, Staples, Mark's, LA Fitness, Sport Chek, Dollarama, Winners, HomeSense, Party City, Farm Boy, Kitchen Stuff Plus, Shoppers Drug Mart
9	Marigold Plaza	Mary Brown's, Pizza Nova, Dairy Queen
10	Brooklin Towne Centre	FreshCo, Shoppers Drug Mart, LCBO, A&W, Tim Hortons
11	Thickson Mills	Dollar Tree, Chuck's Roadhouse Bar & Grill, Starbucks



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