

SPA Approved Self Storage

EXCLUSIVE

FOR SALE

22044 HIGHWAY 48

EAST GWILLIMBURY, ON | LOG 1M0

Asking: \$2,900,000

Amar Aulakh

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

Colliers

Accelerating success.

The Property

Highlights

- Prominent corner site with frontage on Highway 48 & Boag Road
- C2 Highway Commercial zoning
- Site plan approved for a 5-storey self-storage facility
- Approx. 69,398 SF GFA across five levels
- 321 storage units serving residential, commercial & business needs
- East Gwillimbury projected to reach 128,600 residents & 44,300 jobs by 2051
- Near proposed Southlake Health acute-care hospital and future Bradford Bypass



Property Details

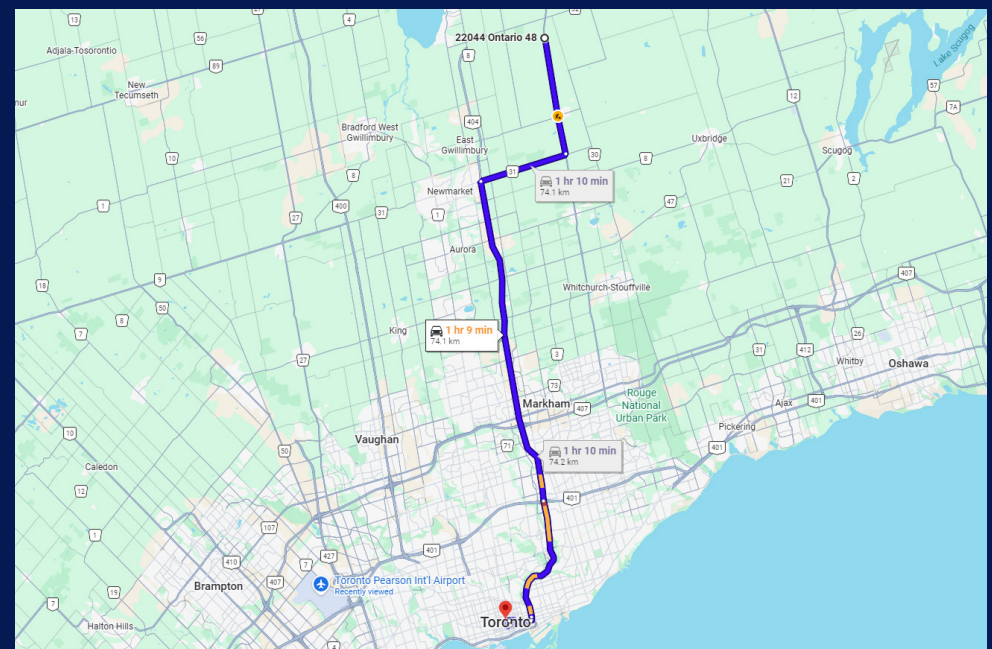
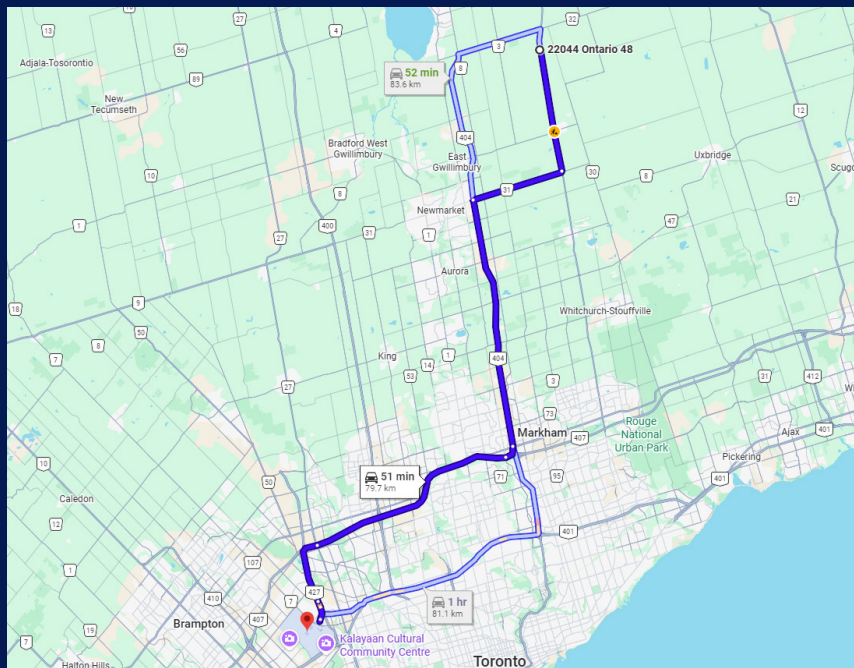
Details

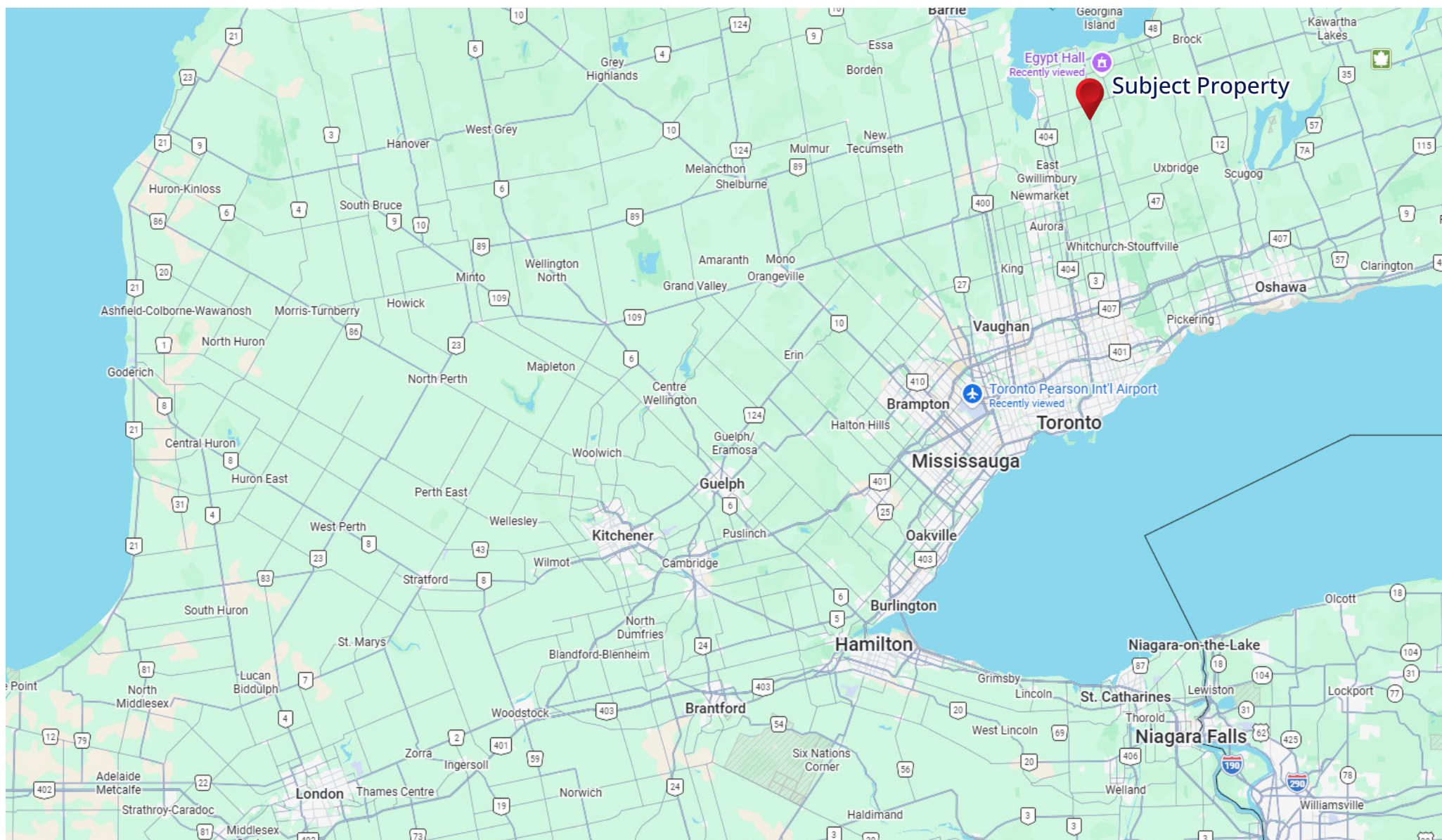
Address	22044 HIGHWAY 48 MOUNT ALBERT ON LOG1M0
Zoning	C2/RU
Site Area	218926.96 sq.ft (5.02 Acre)
Legal Description	PT LT 31 CON 7 EAST GWILLIMBURY PT 1, 65R2023 ; EAST GWILLIMBURY S/T EASEMENT IN GROSS OVER PT 1, PL 65R29555 AS IN YR970387.
Measurements	365.47ft. x 669.99ft. x 194.18ft. x 139.96ft. x 182.89ft. x 186.1ft. x 10.0ft. x 329.34ft.
ARN	195400007882400
PIN	034610035



Property Location

- Pearson Airport 81 Kms/52 min
- Downtown Toronto 72 Kms/65 min
- SouthLake Health 24 Kms/24 min
- Mt Albert 9 Kms/9 min





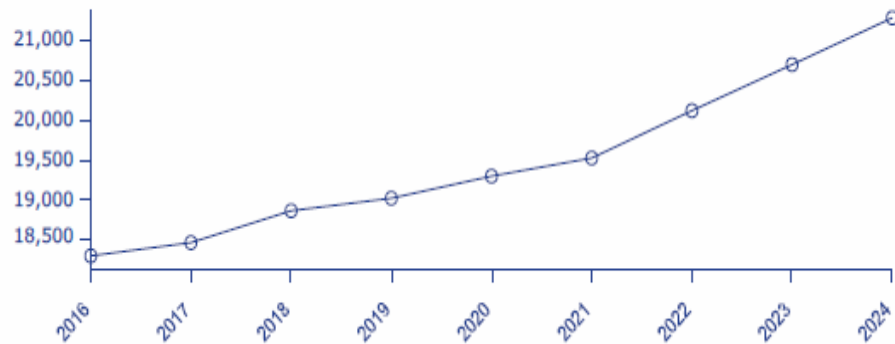
City	Distance
Toronto	72 Kms
Vaughan	60 Kms
Mississauga	96 Kms
Kitchener	160 Kms
Hamilton	139 Kms
Niagara Falls	202 Kms

Market Overview

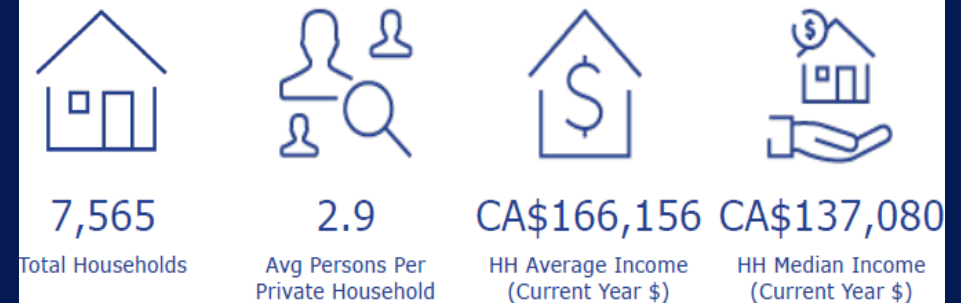
22044 HIGHWAY 48 EAST GWILLIMBURY
10 km radius

22,168	7,565	2.9	41.9	CA\$137,080	85.0%	13,327
Population	Households	Avg Household Size	Median Age	Median Household Income	Tenure: Owned	Workforce Population

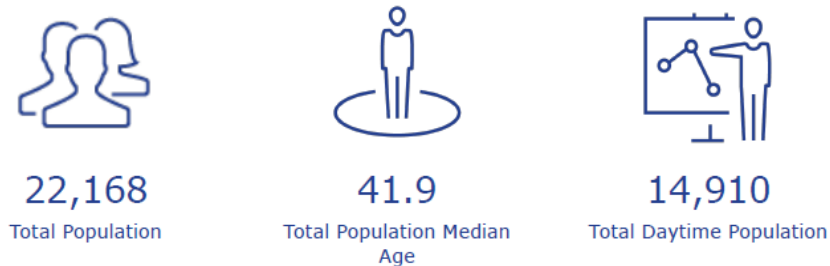
Historical population trends



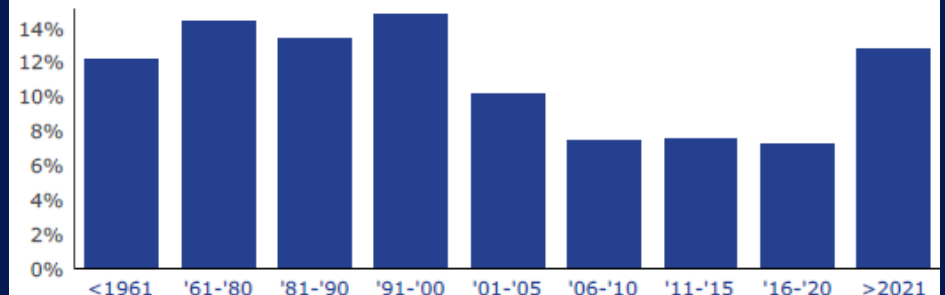
Current Households

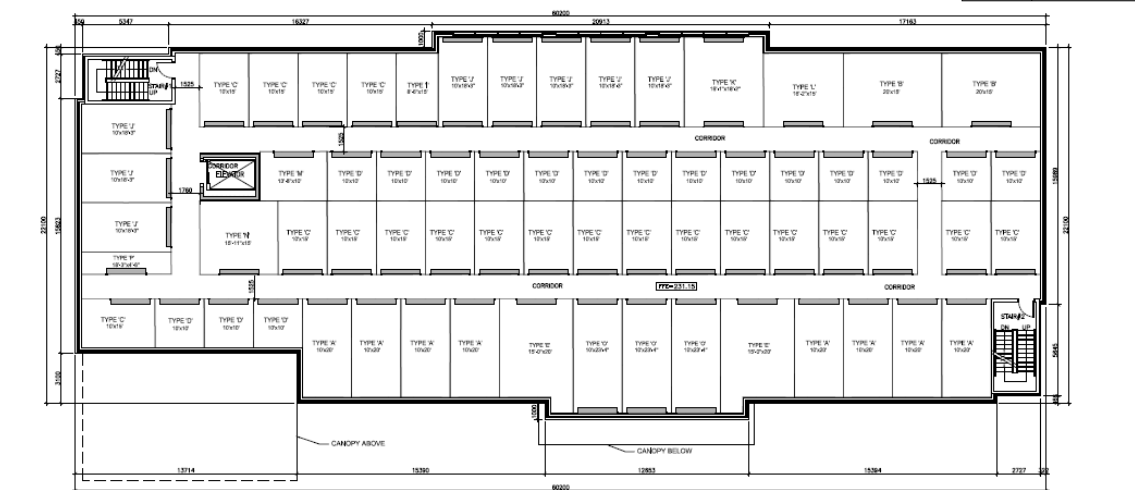


Current Population

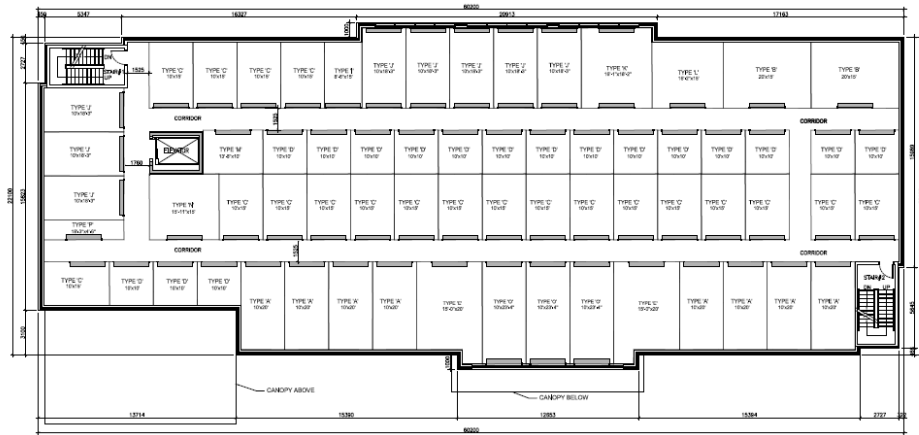


Housing: Year of construction

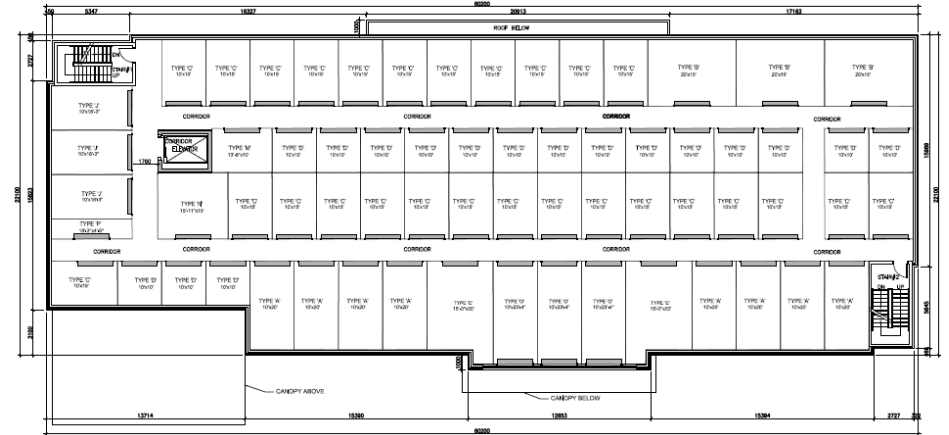


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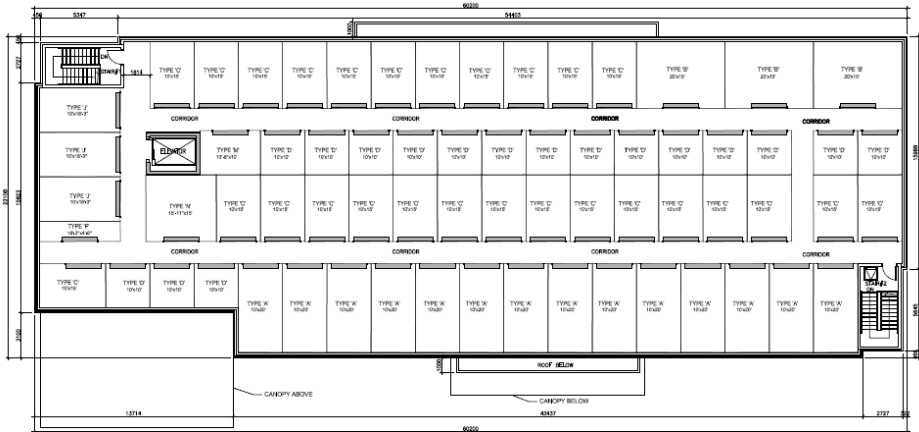
Site Plan & Floor Plans



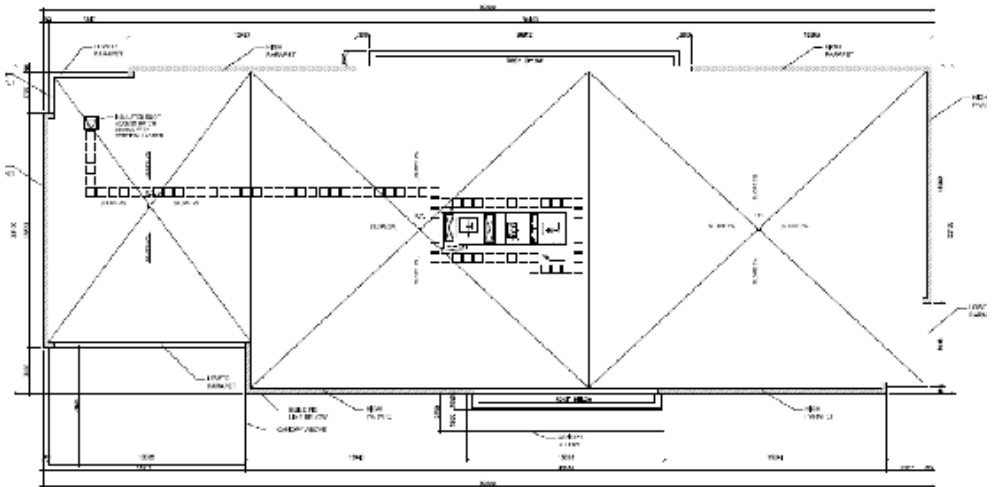
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



Property Summary

Prime Development Site

Location: Prominent corner property with two road frontages on Highway 48 and Boag Road in the Mount Albert/East Gwillimbury market.
Zoning: Highway Commercial (C2), with a broader employment/commercial framework (subject to municipal approvals).

Approved Development Details:

Site Plan Approved: Approved for a 5-storey self-storage facility.

Gross Floor Area (GFA): ~69,398 sq. ft. across five levels.

Storage Capacity: 321 units featuring a mix of sizes designed for residential, commercial, and business storage needs.

Market Context & Growth Highlights:

Population & Job Forecast: East Gwillimbury is planning for ~128,600 residents and ~44,300 jobs by 2051 under an updated Official Plan adopted in July 2026.

Infrastructure Developments: Nearby regional investments include the proposed Southlake Health acute-care hospital in Queensville (planned west of Leslie Street and south of the future Bradford Bypass).

Connectivity via Highway 48, with access to Highway 404





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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