

**AVISON
YOUNG**

For Sale

by Court-appointed Receiver

5156 Ninth Line

Beeton (New Tecumseth), ON

1.93-Acre

**Automotive & Residential
Opportunity**

Investment Summary



Price: \$1,100,000

The Property



Property Summary

Site Area

1.93 acres

Frontages & Depth

236 ft frontage on Ninth Line

351 ft lot depth

Building Area

House: ~2,000 sf

Automotive Garage: ~1,700 sf

New Tecumseth Official Plan

Agricultural Area

New Tecumseth Zoning

Agricultural Two Zone (A2)

Price: \$1,100,000

Avison Young and msi Spergel make no representations or warranties as to the accuracy and/or status of the Property's overall site area, developable area, any pending development applications, nor land use guidelines (e.g. OP, Zoning, etc.) Prospective purchasers must rely on and complete their own due diligence as it relates to the future development potential of the Property.

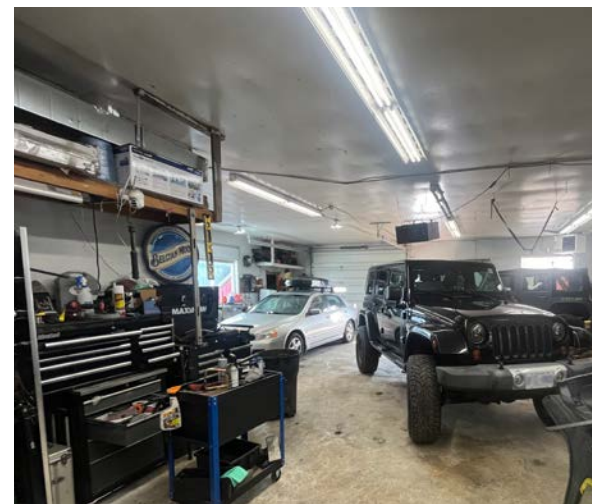
GTA North Automotive & Residential Opportunity

Introduction

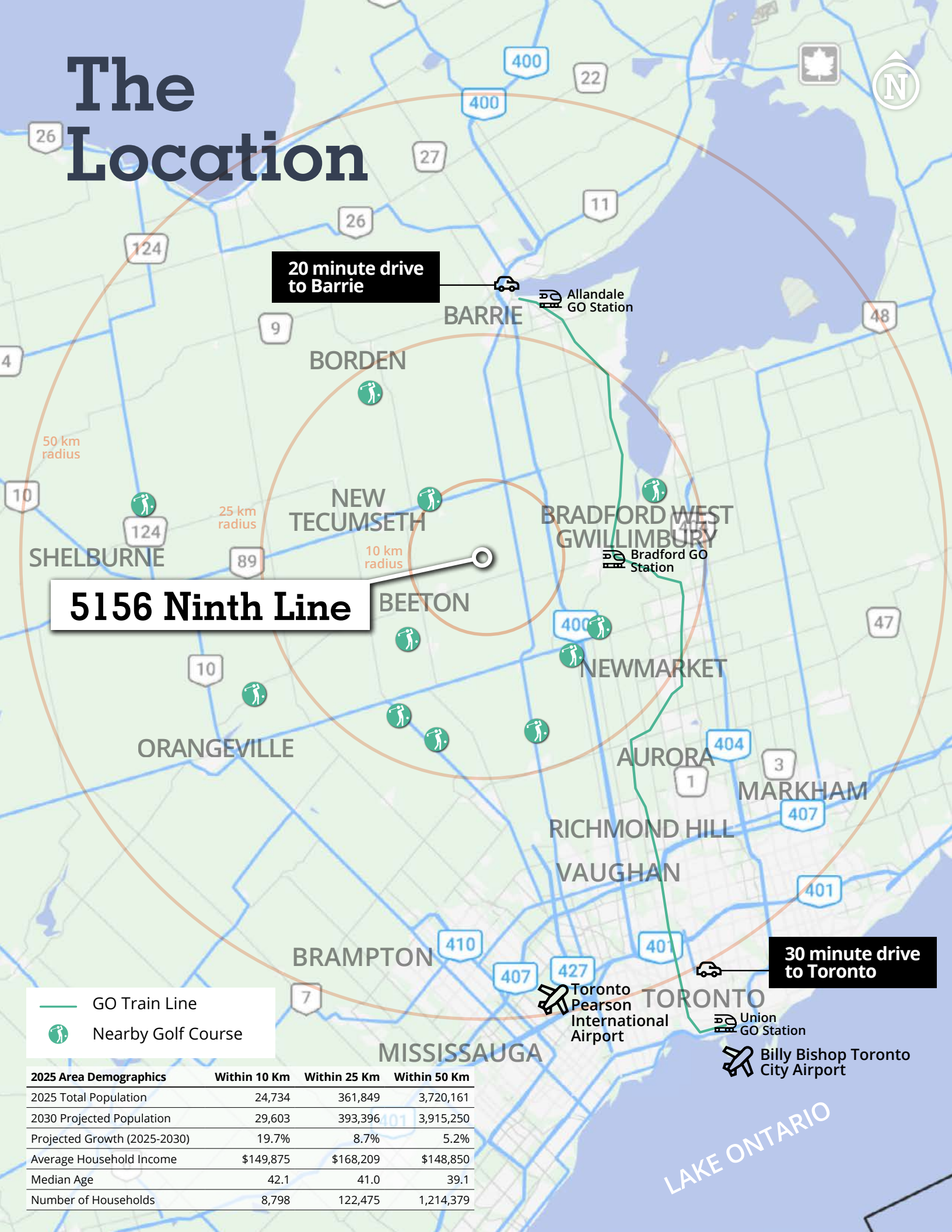
Avison Young Commercial Real Estate Services, LP (Avison Young) has been retained on an exclusive basis by msi Spergel Inc., in its capacity of Court-appointed Receiver, to offer for sale 5156 Ninth Line, located in Beeton (New Tecumseth), Ontario (the "Property"). The Property presents the opportunity to acquire a 1.93-acre site, currently improved with a ~2,000 sf 3-bedroom detached house and a ~1,700 sf automotive garage building, both leased. The Property's Official Plan and Zoning designations are both Agricultural in nature. The Property (house and garage) are leased to two separate tenants on a month-to-month basis.

The Property is located within the Beeton community, a part of the amalgamated town of New Tecumseth. It is within 8 km of Highway 400, providing a convenient connection to urban centres like Barrie which is 20 minutes away and Toronto which is 30 minutes away. The region is characterized by its agricultural and conservation areas, as well as subdivisions that make up the nearby communities. The region is rich with outdoor amenities, including the Trans-Canada Trail, the Nottawasaga River, and numerous parks and sports facilities. Events such as the Alliston Potato Festival and Beeton Honey Festival celebrate the area's agricultural heritage. The area's demographics show an affluent and rapidly growing region with an average household income of \$149,875 and is expecting to see population growth of 19.7% from 2025 to 2030.

Site Photos



The Location



20 minute drive to Barrie

5156 Ninth Line

30 minute drive to Toronto

GO Train Line

Nearby Golf Course

2025 Area Demographics	Within 10 Km	Within 25 Km	Within 50 Km
2025 Total Population	24,734	361,849	3,720,161
2030 Projected Population	29,603	393,396	3,915,250
Projected Growth (2025-2030)	19.7%	8.7%	5.2%
Average Household Income	\$149,875	\$168,209	\$148,850
Median Age	42.1	41.0	39.1
Number of Households	8,798	122,475	1,214,379

Land Use

Official Plan

(Town of New Tecumseth)

Agricultural Areas

The Official Plan's objectives for the Agricultural designation focus on preserving agriculture as the primary land use and activity within the Town. They aim to maintain the agricultural land base, protect farmland from fragmentation and non-agricultural development, and strengthen the agricultural industry's role in the local economy. The policies also support preserving the Town's rural character and ensuring the countryside remains as open space.

Permitted Uses:

The Agricultural designation permits a wide range of farm-focused and compatible rural uses. These include agricultural and agricultural-related uses, on-farm diversified activities, and accessory residential uses such as single detached dwellings and bed and breakfast establishments. The designation also supports agri-tourism, home occupations, home industries, conservation uses, and environmental management activities such as forestry, fisheries, watershed, flood and erosion control projects. Additional permitted uses include agricultural research and training facilities, passive non-motorized recreation, wayside pits and portable asphalt plants for public road works, public parks and open spaces, and public and private utilities.

Note: Notwithstanding this list of permitted uses, the Implementing Zoning By-law shall specify the actual list of permitted uses within any zone, or on any individual land parcel. Further, the Town may refine the list of permitted uses through the rezoning process.

Zoning (Town of New Tecumseth)

Agricultural Two Zone - A2

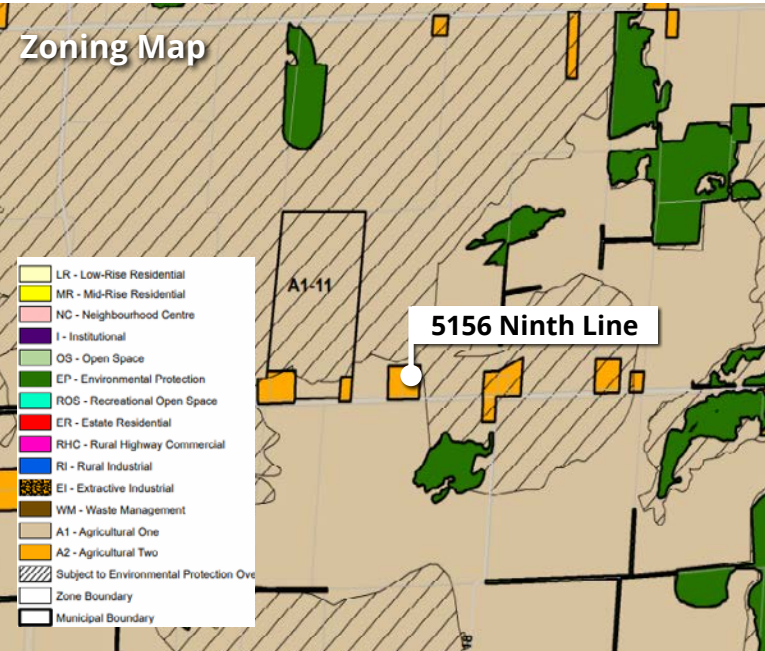
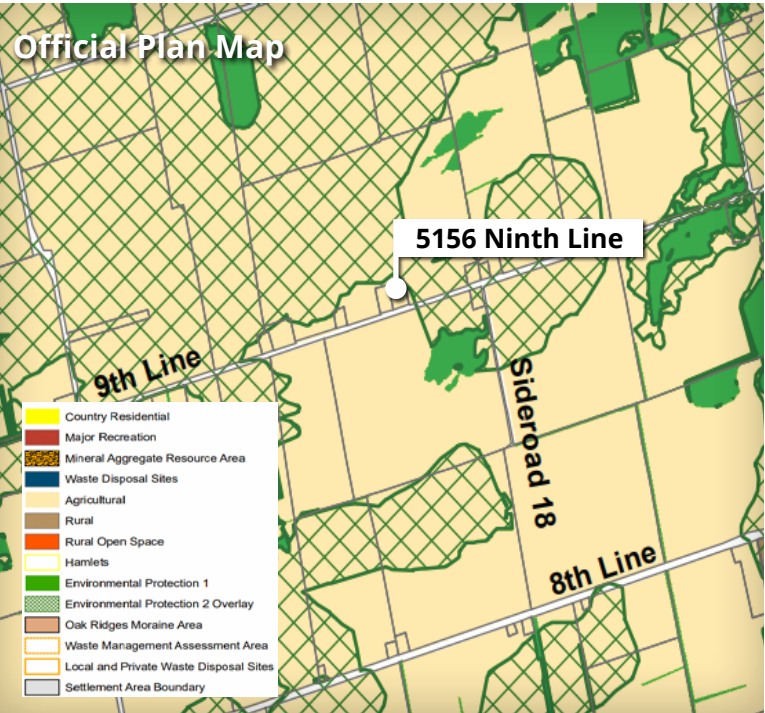
Permitted Use:

- Additional residential units
- Agricultural uses
- Bed & Breakfast facilities
- Conservation uses
- Single detached dwelling

Requirements & Restrictions:

The A2 – Agricultural Two Zone allows single detached dwellings on lots of at least 1 hectare and agricultural uses on lots of at least 2 hectares, with a minimum frontage of 35 metres. Buildings may cover up to 15% of the lot, and the maximum building height is 11 metres. Required setbacks include a 12.5-metre front yard, a 3-metre interior side yard (increased to 8 metres for agricultural uses), and a 12.5-metre exterior side yard (or 3 metres for agricultural uses). A minimum 8-metre rear yard is also required.

Note: Neither the Receiver nor Avison Young represent nor warrant that the current uses/tenants on the property comply with current Zoning By-Law. All parties are advised to complete their own due diligence and personal enquiries with the local municipality's Zoning and/or Building departments.



Further details regarding the Property's Official Plan and Zoning designations can be found through these links to the Municipality of Halton Hills' website:

- [Town Of New Tecumseth Official Plan](#)
- [Town Of New Tecumseth Zoning](#)

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Automotive & Residential Opportunity

**For more information please contact
the listing agents:**

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Price

\$1,100,000

Bids & Form of Offer

All offers MUST be submitted on the Receiver's form of Asset Purchase Agreement ("APA"), available in the data room and MUST include the following at time of submission:

- A deposit in the amount of ten percent (10%) of the purchase price – by bank draft or wire transfer payable to the Receiver, in trust.
- Evidence of funds from the Buyer's financial institution(s), confirming the party has the financial wherewithal to complete the transaction.

Offer/bids must indicate the names of the ultimate beneficial owners and their respective interests. Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any APA. The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole discretion.

Data Room

Detailed information has been assembled by Avison Young and is available to prospective purchasers. Access to the electronic data room will be provided upon receipt of an executed confidentiality agreement.

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This brochure is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This brochure does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This brochure is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The brochure provides selective information relating to certain physical, locational and financial characteristics of the Property.

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