

For Sale: ±16.7 Acres

INDUSTRIAL OUTSIDE STORAGE LAND WITH FUTURE RESIDENTIAL DEVELOPMENT POTENTIAL

(1-10 acres also for lease [click here](#))

\$8, 970,000

Barnett Drive

Hwy. 89

Building 'A'

Building 'D'

Building 'C'

#501
M.2

Building 'B'

501 & 505 Main Street W.
Shelburne, ON

#505
M.2

Main Street W.

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501 Main Street W.
Shelburne, ON

The Site

This approximately 16.7 acre site is located at the west end of Shelburne, within the town limits, on the south side of Highway 89 which is also known as Main Street. It is one legal parcel but the area marked ‘505 Main Street’ could potentially be severed. This area is approximately 1.1 acres.

The site represents an unusual opportunity to purchase what is **currently industrial land and have the potential to convert it to residential land** in the near or far future. In the meantime, the land can be used for many industrial purposes associated with M.2. zoning.

Approximately thirteen acres of the site is currently zoned Industrial M.2. and allows a variety of industrial uses. The balance of the site at the south end of the property is zoned ‘Natural Environment’. The site is fairly flat and has roadways through it allowing easy access.

There are four, small industrial buildings that will be left onsite. They are :

- Bldg A** - 7,500 sq ft – vacant ([Click here for MLS listing](#))
- Bldg B** - 2,400 sq ft – Leased at \$24,000 per year gross
- Bldg C** - 2,501 sq ft - vacant ([Click here for MLS listing](#))
- Bldg D** - 1.600 sq ft. – vacant ([Click here for MLS listing](#))

These buildings have power but are unheated and have no plumbing. Adjoining lands zoned M.2. could be leased with these buildings as required.

The site is roughly rectangular extending out to Main Street / Hwy 89. The Official Plan designates the lands as ‘ Residential ‘ and ‘Natural Environment’. The land is part way through a rezoning application to change the land use to Residential. A first submission has previously been made, and the Town of Shelburne has responded with comments. The next step in this process is for an owner to make a second submission if they wish to complete the rezoning to residential.

The proposed rezoning to residential calls for 107 housing units in the most recent update. Details of this draft plan, the first submission documents submitted to the Town of Shelburne and the Town of Shelburne response, can be found after signing a Non Disclosure / Confidentiality Agreement which can be accessed by [clicking here](#).

In the meantime, the site is zoned M.2. and can be used for many industrial uses including outside storage.

The water supply is from a well located onsite that is shared, through a written agreement, with an adjoining property owner. Town water is available on Main St / Hwy 89.

The site is subject to an easement allowing an adjoining property owner to access 443 Main Street West, Shelburne.



501 & 505 Main Street West - Site Overview

Zoning	M2 - General Industrial, NE (Natural Environment)
Official Plan	Residential
Total Area	16.7 Acres
Pin	341320017 & 341320016

501 Main Street W.
Shelburne, ON

- Hwy 407 - 67 km
- Future Hwy 413 - 50 km
- Orangeville - 20 km
- Brampton - 58 km
- Hwy 400 - 66 km
- Alliston - 30 km



501 Main Street W.
Shelburne, ON

The Site



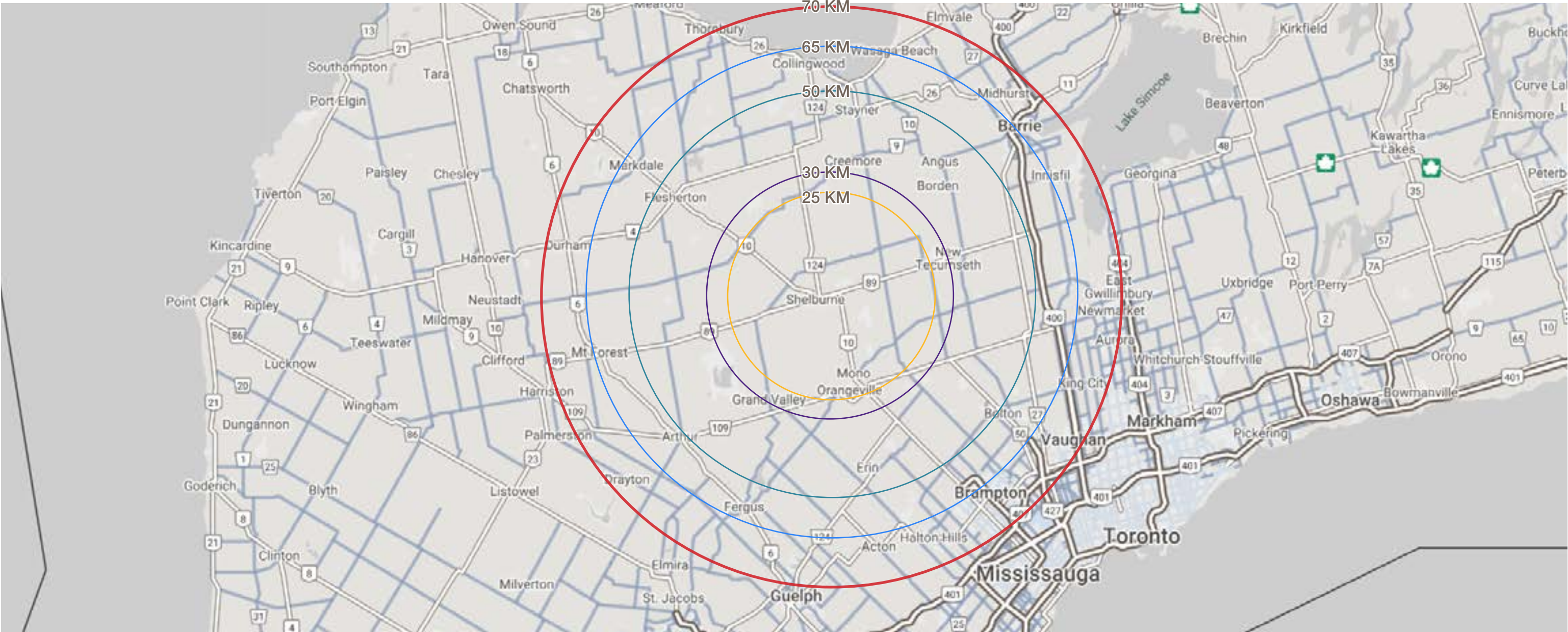
Building 'A' Approximately 7,200 SF



501 Main Street W.
Shelburne, ON

Location Map

- Hwy 407, 70 KM
- Proposed Hwy 413, 46 KM
- Hwy 400, 46 KM
- Alliston, 28 KM
- Brampton, 62 KM
- Orangeville, 24 KM
- Caledon Village, 46 KM
- Dundalk, 21 KM





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