

For Sale

4992
Baseline Road
Sutton, ON

Colliers

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Baseline Road, Sutton

| For Sale |



Commercial Development Opportunity

Rare opportunity to acquire a 3.69-acre near-term development site on Baseline Road in Sutton, offering approximately 45,000 square feet of planned commercial gross floor area with two drive-thru opportunities. The property is advancing through the final stages of the site plan approval process, with approval expected shortly, providing developers with a clear and accelerated path to construction.

This highly visible site benefits from strong frontage along Baseline Road, excellent access, and exposure within one of Sutton's primary commercial corridors and growing residential node. The planned configuration supports modern retail and service uses, including quick-service restaurant, medical, daycare and convenience-oriented tenants, making it ideally suited for national and regional operators seeking presence in a supply-constrained market.

The site's advanced planning status significantly reduces entitlement risk and carrying costs, allowing purchasers to focus on execution and tenant leasing. This is a premier opportunity for developers and investors seeking a strategically located, development-ready commercial site in a growing community.

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Property Overview



Location:	The Property is located on Baseline Road at Dalton Road
Size:	3.69 acres
Zoning:	C1-52
Asking Price:	\$7,000,000
Taxes:	\$18,000 (estimated 2026)

Completed & In Final Stages

The following studies have been completed or are in final review, ensuring the site is development ready:



Architectural, Elevation & Landscape Designs



Topographical & Grading Survey



Hydrogeological & Groundwater Analysis



Stormwater Management Report



Erosion & Sediment Control Plan



Functional Servicing Report



Traffic Impact Assessment



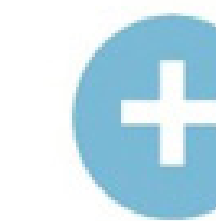
Phase I & II Environmental Site Assessments



Arborist Report



Noise Study



Additional studies

All drawings have been completed and submitted to the city for site plan approval

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Site Photos

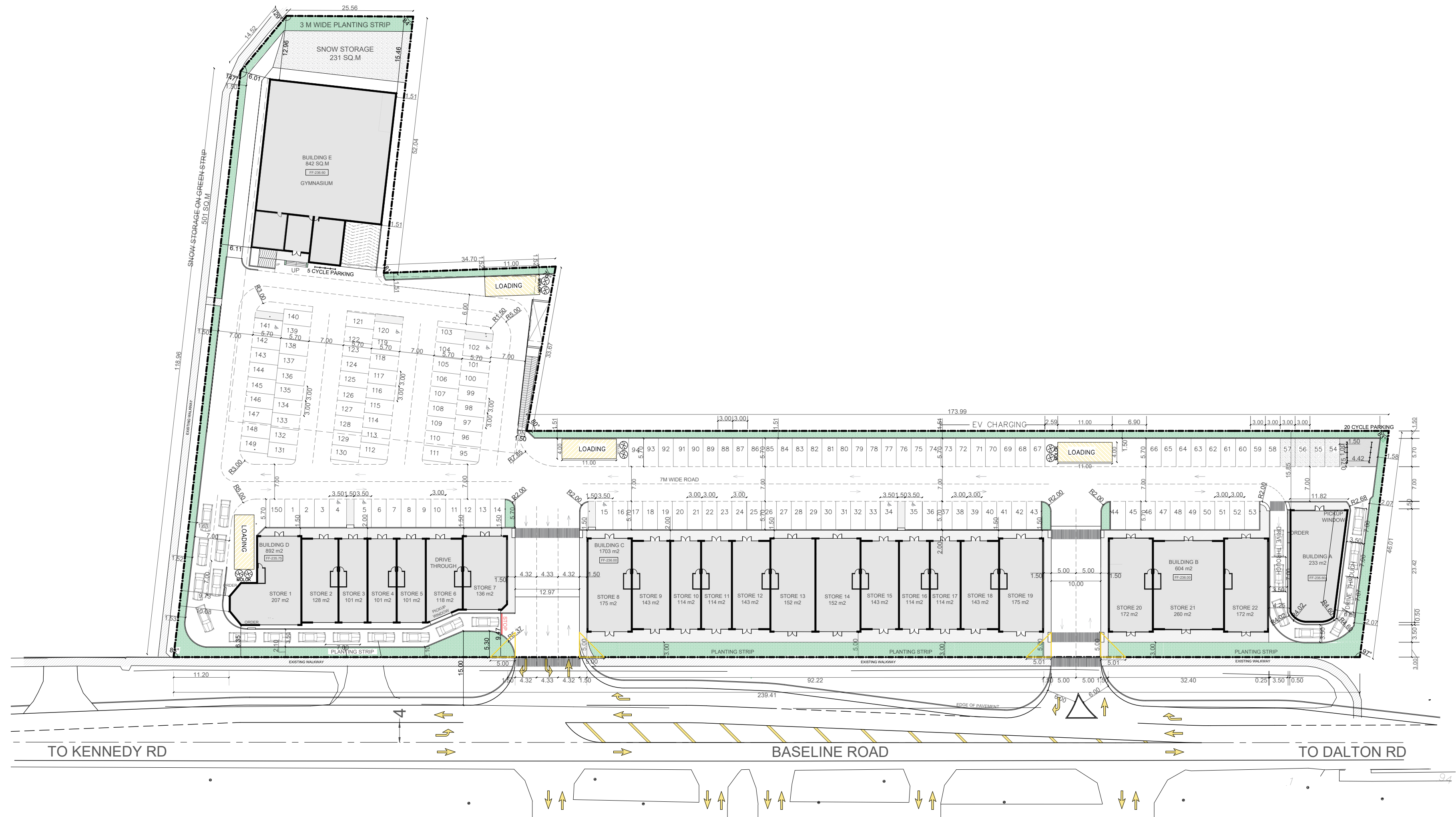


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Site Plan



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Baseline Road, Sutton

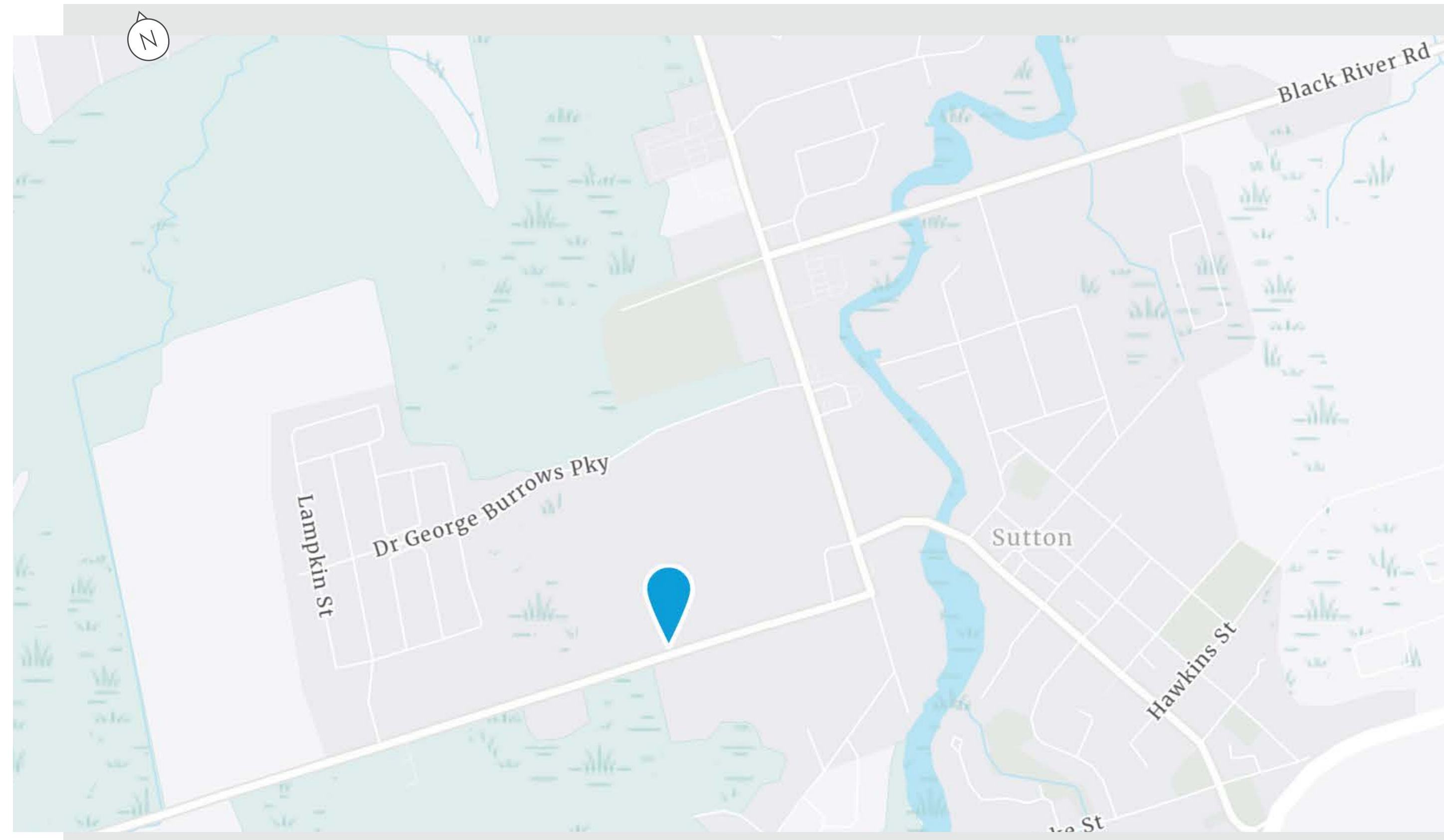
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Location Map

Sutton is located in the Regional Municipality of York, and is situated around a small river, the Black River, that flows from the south and East. Sutton is passed by a road linking Woodbine Avenue and the highway linking Toronto and Beaverton (Highway 48) forming a T junction to the southeast.

The nearest superhighway is Highway 404 to the southwest which was extended to reach Keswick, Ontario in 2014 at Ravenshoe road and Woodbine Ave. Woodbine Avenue runs from Steeles Avenue at the Toronto-Markham border all the way to Lake drive in Georgina when the road curves and turns into Baseline Road.

The road known as Baseline Road connects Sutton to Keswick. Sutton was once bounded with the old township of North Gwillimbury to the west. From the amalgamation, Sutton is in the central part of Georgina.





**For More Information
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