

Receivership Sale

102.5

Acres **For Sale**
on Fifth Line

Halton Hills, Ontario

Lennard:



Property Details



PIN
250230051



Gross Area
102.5 Acres



Frontage
2,018 FT on Fifth Line



Current Zoning
A, PC-NHS1(H2), PC-NHS2



Legal Description
PT LT 3 & 4, CON 6 ESQ , AS IN 288096 ;
HALTON HILLS/ESQUESING



Drivetime

Milton
10 Minutes

Oakville
20 Minutes

Brampton
25 Minutes

Toronto
50 Minutes

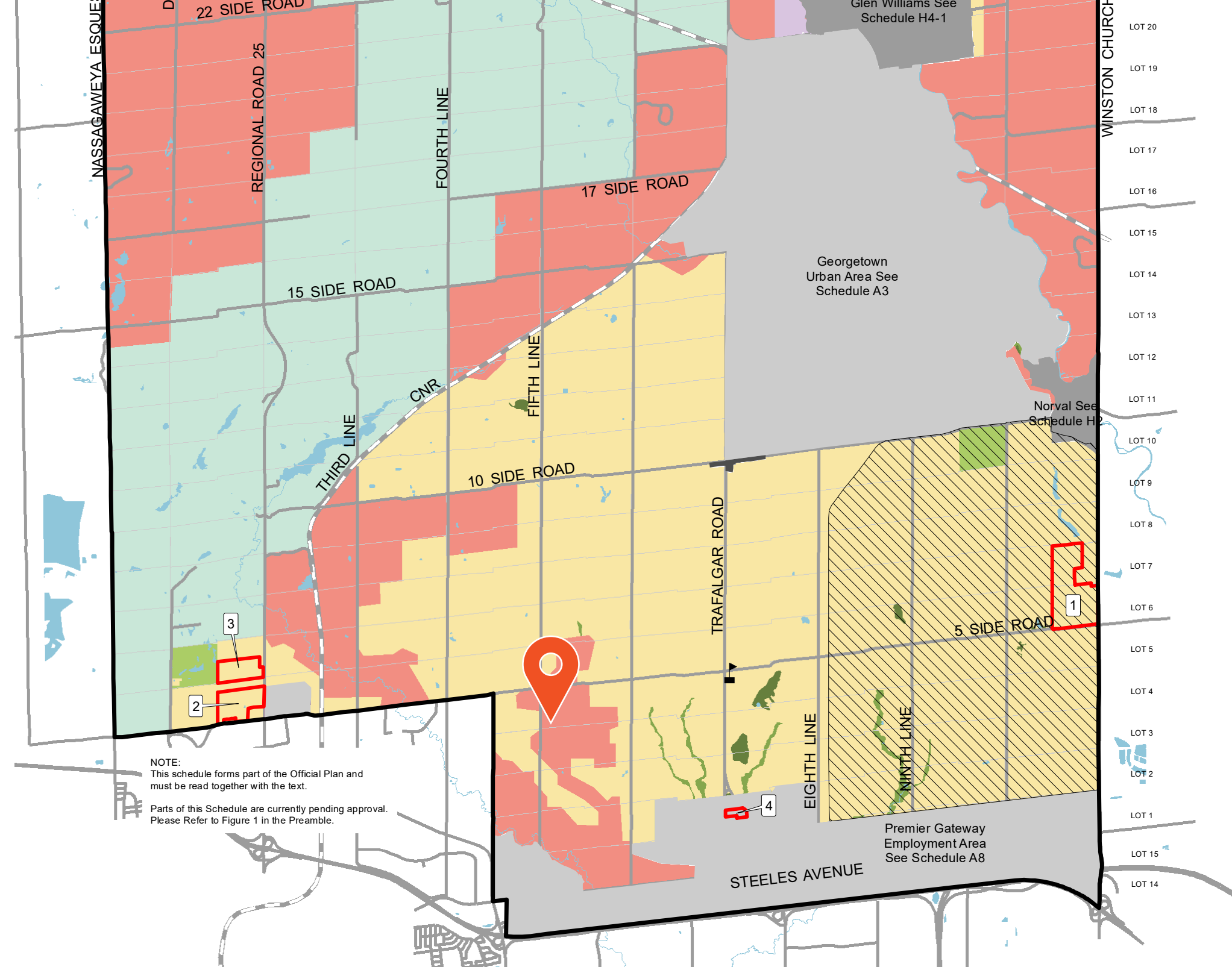


Permitted Uses

Rural residential uses refer to housing and related activities in areas designated for low-density living, typically outside urban centers. In the Protected Countryside Area of Halton Hills, rural residential uses may include:

- **Single Detached Homes** – Residences on larger lots, often integrated with agricultural or natural landscapes.
- **Accessory Residential Uses** – Secondary dwellings on farm properties, such as in-law suites or farmworker accommodations.
- **Home-Based Businesses** – Small-scale operations run from a residence, like artisan workshops or professional services.
- **Bed and Breakfast Establishments** – Accommodations within a home, allowing short-term stays for visitors.
- **Passive Recreational Uses** – Activities like hiking or nature viewing, often permitted on larger properties.

These uses are designed to maintain the rural character of the area while allowing for residential living. If you're considering a specific property, checking local zoning regulations would be a good next step. You can find more details in the Town of Halton Hills Official Plan.



Offering Process

Data Room Contents

Prospective purchasers must execute the confidentiality agreement. Once received, they will be provided with access to a ShareFile data room with due diligence material. Information contained in the data room includes:

- Offering Memorandum
- Standard Form APS
- Phase 1 ESA
- Geowarehouse Report
- Legal Documents

Confidentiality Agreement

Click [here](#) to execute the online confidentiality agreement.

Tours

Please do not go directly or walk the property without consent from the listing agents. To schedule a tour, please contact Paul Campbell.

MLS Number

W12095709

Sale Terms

The property is sold on an “as is, where is” basis, with no warranties or representations from the vendor.

Offering Guidelines

The Receiver’s objectives are to maximize the sale price of the property and complete a disposition with limited, or if possible, no conditions. Parties are invited to submit an Agreement of Purchase and Sale through Lennard Commercial Realty.

As part of their submission, potential purchasers are encouraged to include:

- An outline containing key principles of the company;
- Demonstrated ability to close a transaction of this magnitude;
- A brief business history.

Any transaction for the Property is subject to court approval.

Prospective Purchasers should note that the Receiver is under no obligation to respond to, nor accept, any proposal. The Receiver reserves the right to remove the Property from the market and to alter the offering process (or the timing thereof) at its sole discretion, without being obliged to justify its decision in any way.

Selling Entity

Sold on behalf of msi Spergel in its capacity as Court appointed Receiver of 1175648 Ontario Limited.

Legal Description

PT LT 3 & 4, CON 6 ESQ , AS IN 288096 ; HALTON HILLS/ESQUESING

Submission Date

The Property is being offered to the market on an unpriced basis and proponents are invited to submit their offers to the Advisors on a first come first serve basis.

Please email all submissions to the listing agents:

Peter DeGuerre | pdeguerre@lennard.com
Paul Campbell | pcampbell@lennard.com
Joshua Perlstein | josh@lennard.com

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Click **here** to access the web listing.





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