

1144 Kingston Road

Pickering, ON



Land For Sale:
Development Opportunity

Lennard:

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Located on a major transit artery within an area slated for increased intensification, this conveniently positioned site offers exceptional mixed-use, or residential development opportunity within the rapidly growing City of Pickering.

Property Details



PIN
263420140

Legal Description

PART LOT 6 PLAN 489 AS IN
D161611, SAVE AND EXCEPT
PART 8 PLAN 40R-30189.
CITY OF PICKERING



Zoning
Mixed-Use (MU27)



Total Area
0.459 Acres



Lot Front Lot Depth
89.99 Feet 257.22 Feet



Asking Price
\$1,950,000



Listing Agent
Paul Kotyk
Broker
905.917.1627
pkotyk@lennard.com

Property Highlights

- Commercial Mixed-Use Development Opportunity
- Potential for increased density under OPA 38
- Draft Site Plan Approved (Expired)
- Previously approved for 8,500 SF mixed-use medical office/retail
- Located within the Kingston Road Corridor intensification project
- Located on the Rapid Transit Spine (DRT Pulse / GO connections)

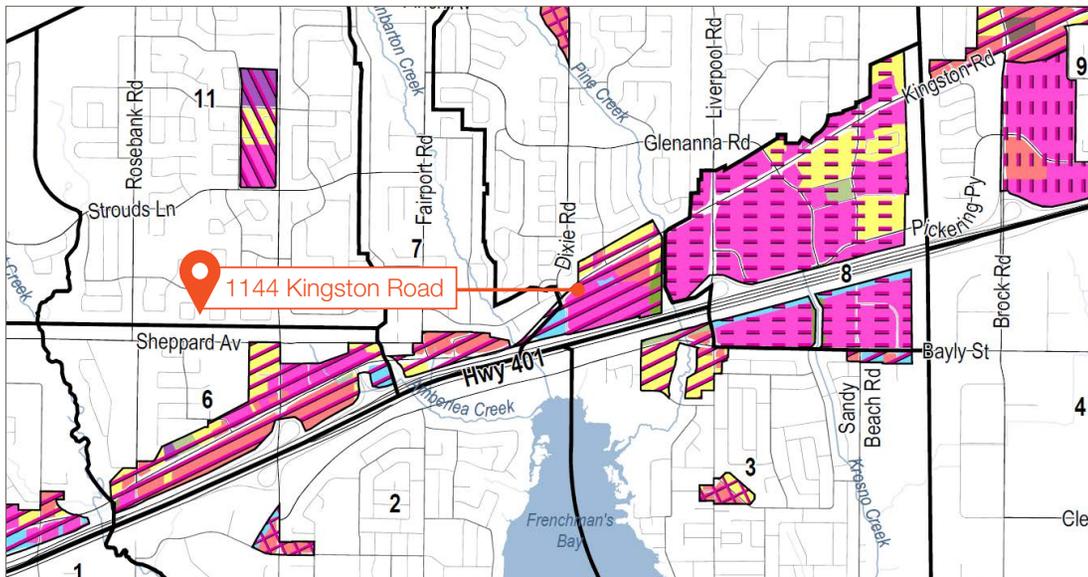


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Zoning Map



Legend

Neighbourhoods	Official Plan Designated Mixed Use Area		Generalized Zone Category		
City Centre	Mixed Corridor	Agricultural	Employment	Natural Heritage	Utility
Community Node	Specialty Retail Node	Cemetery	Institutional	Open Space	Other
Local Node		Commercial	Mixed Use	Residential	



Mixed-Use Corridor Permitted Uses

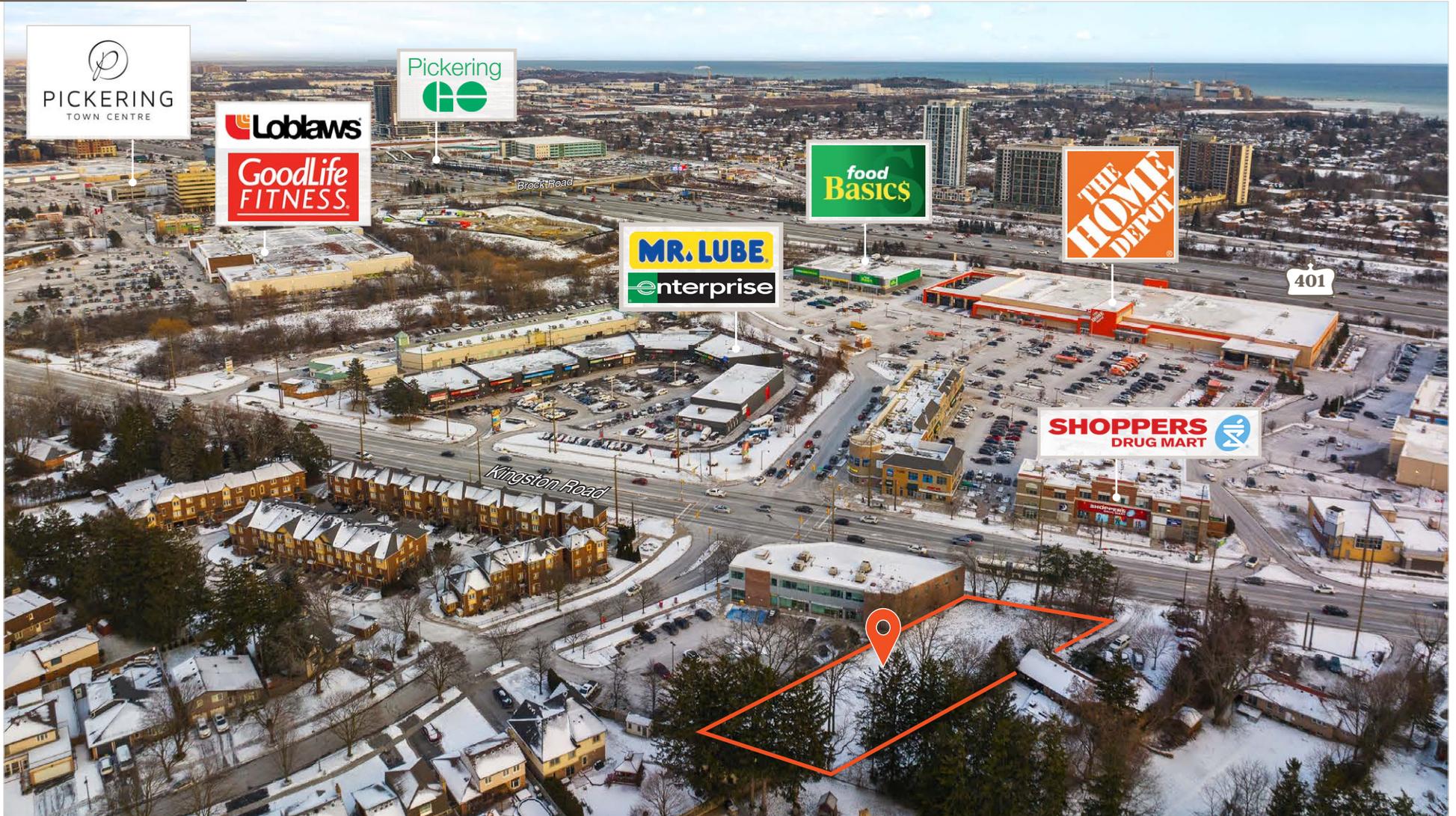
- Medium density residential.
- High density residential.
- Limited residential development at higher densities as an integral part of an overall development scheme
- Special purpose commercial uses.
- Limited Offices
- Hotels
- Residential uses.
- Retailing of goods and services generally serving the area.
- Special Purpose Commercial uses such as large format retailers (including large format food stores and large format discount stores); retail warehouses; membership clubs, theme and/or specialty retailers; automotive uses; and ancillary retailing of other goods and services including restaurants.
- Community, cultural and recreational uses.
- Community gardens.
- Farmer's market.

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Amenities Map



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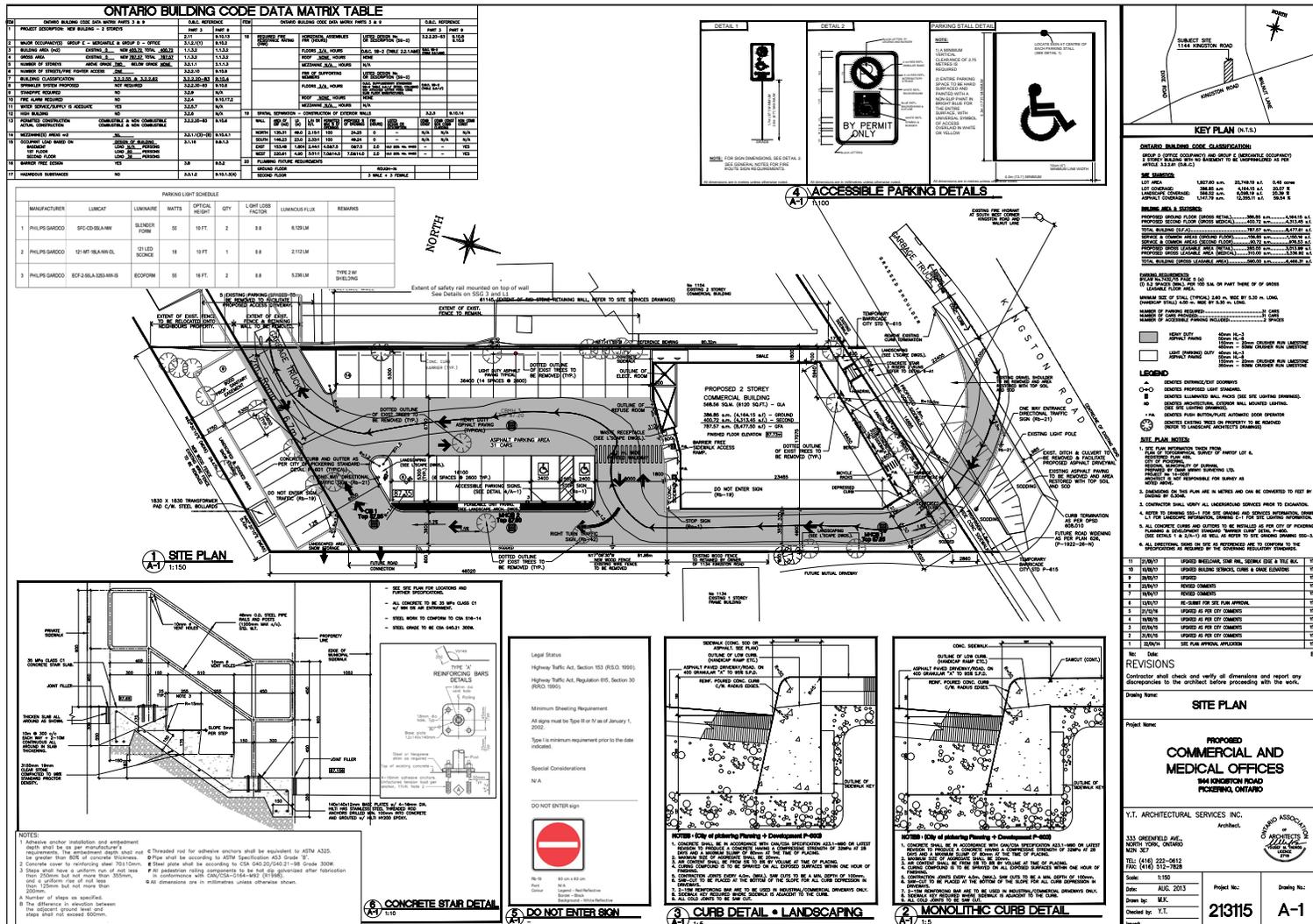
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Site Plan

Expired

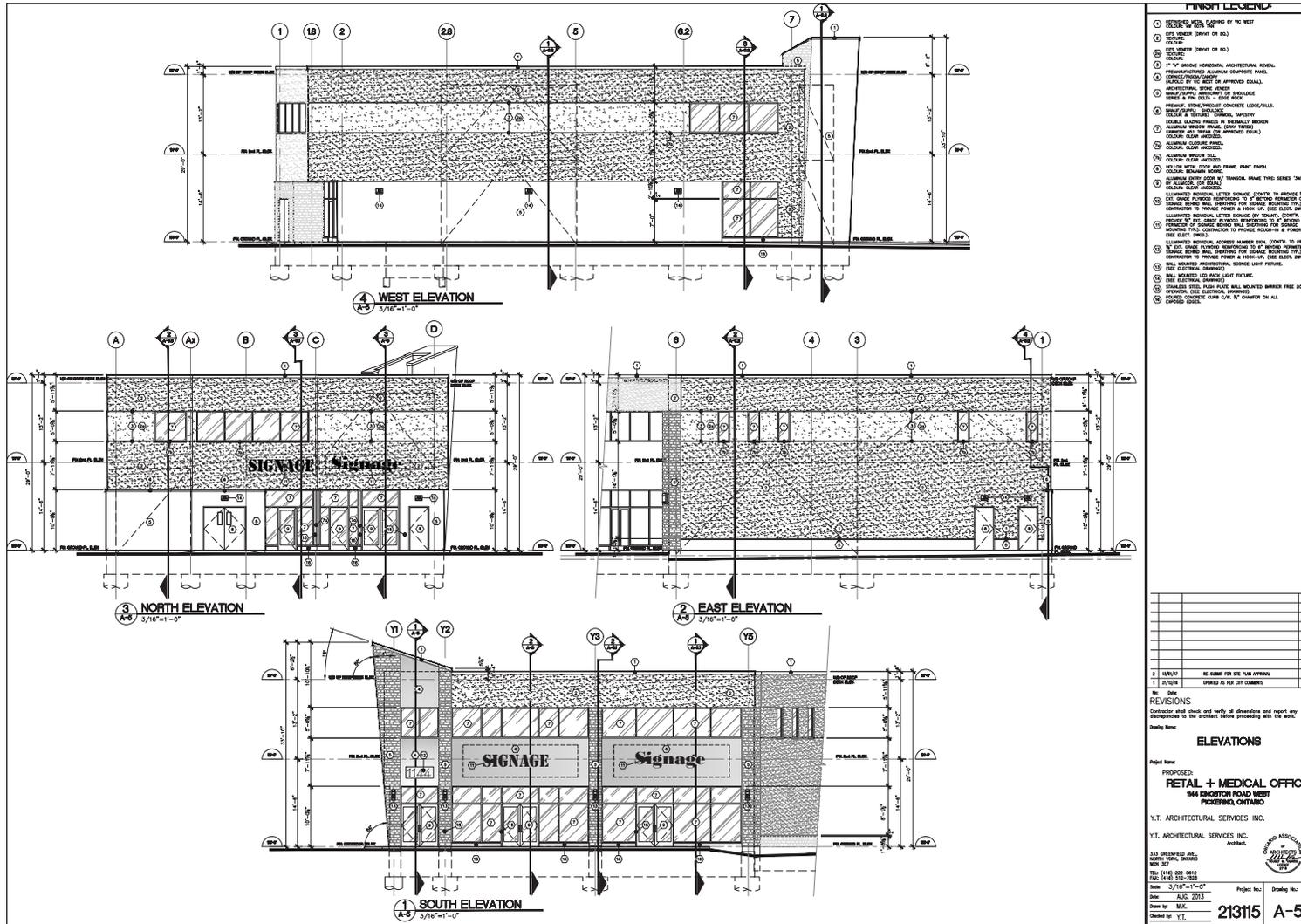


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Elevations

Expired



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