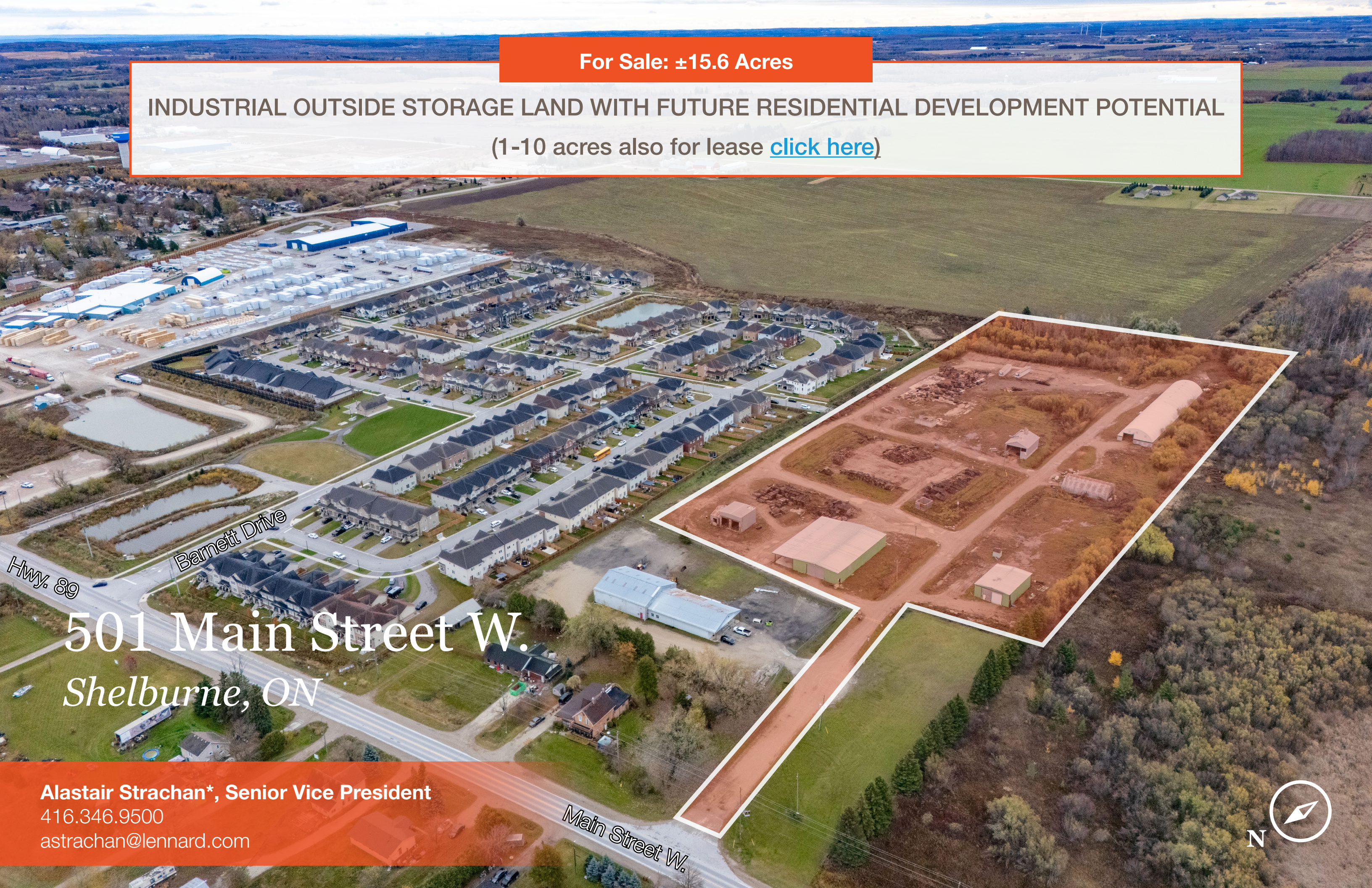


For Sale: ±15.6 Acres

INDUSTRIAL OUTSIDE STORAGE LAND WITH FUTURE RESIDENTIAL DEVELOPMENT POTENTIAL

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



Hwy. 89

Barnett Drive

501 Main Street W.  
Shelburne, ON

Alastair Strachan\*, Senior Vice President

416.346.9500

astrachan@lennard.com

Main Street W.





# The Site

This approximately 15.6 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. 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 most industrial purposes associated with M2 zoning.

Most of the site is currently zoned Industrial M2 and allows a variety of industrial uses. A four acre parcel 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 two industrial buildings that will be left onsite. One is about 7,500 square feet and the other about 1,000 sq ft. The site is roughly rectangular with a roadway extending out to Main Street / Hwy 89.

The Official Plan designates the subject 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 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](#).





501 Main Street W.  
Shelburne, ON

- Orangeville - 20 km
- Caledon (Hwy 10/Hwy 124) - 30 km
- Brampton - 58 km
- Alliston - 30 km
- Hwy 407 - 67 km
- Proposed Hwy 413 - 46 km





501 Main Street W.  
Shelburne, ON

The Site



Approximately 7,500 SF



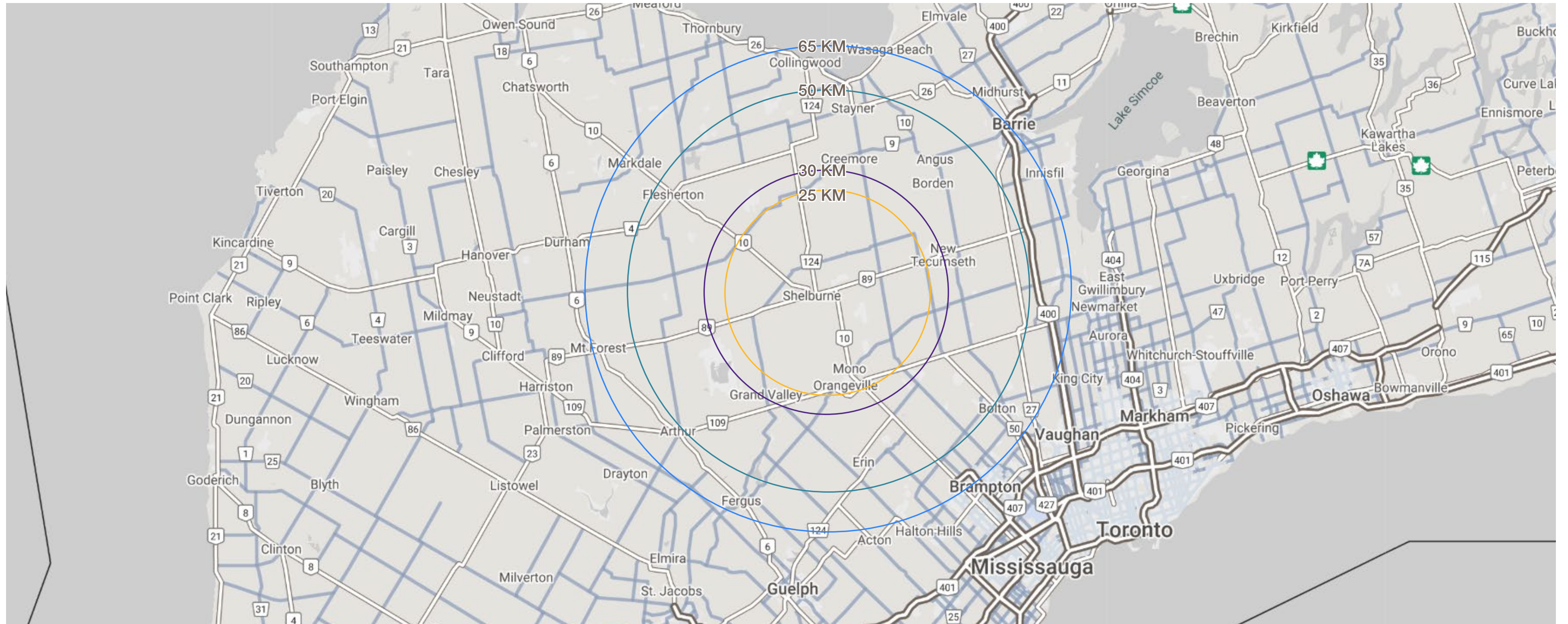
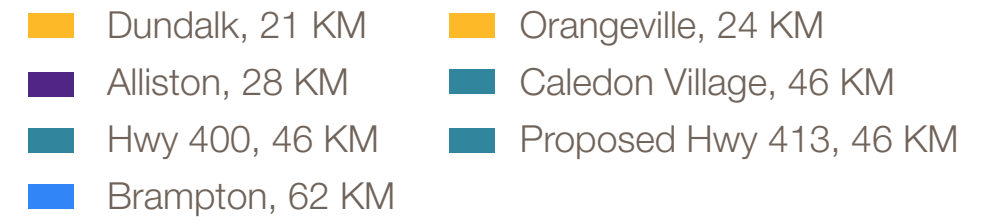
Approximately 1,000 SF





501 Main Street W.  
Shelburne, ON

# Location Map







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\*Sales Representative  
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