

**New Listing  
For Sale**

**6085 & 6093 King Road**

Nobleton, Ontario

**Lennard:**

**Townhouse Redevelopment Opportunity**



For more information  
please contact:

\*Sales Representative

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For Sale

## 6085 & 6093 King Road

Nobleton, Ontario

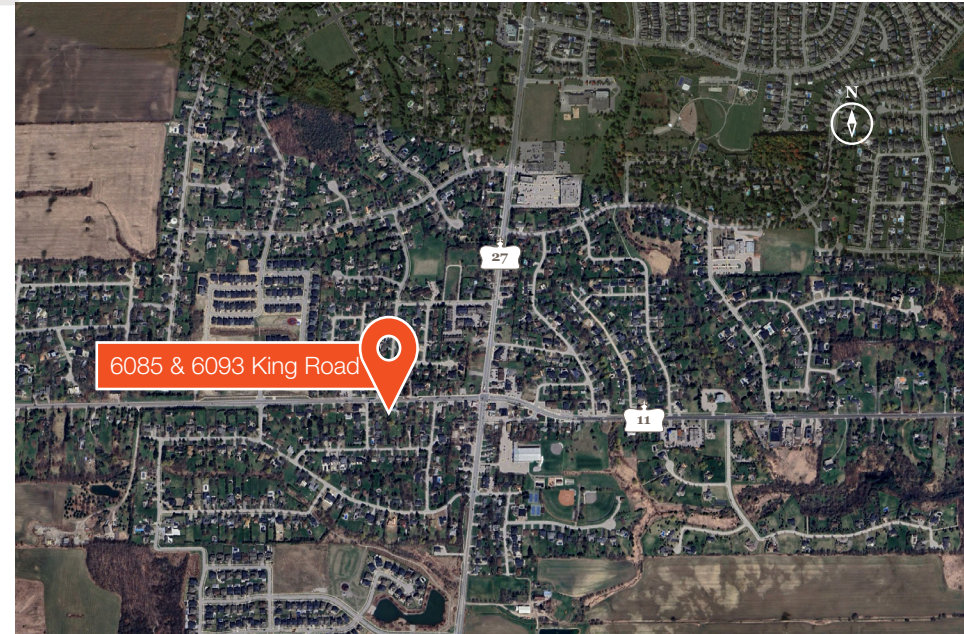
	6085 King Road	6093 King Road
PIN #	033520039	033520040
Legal Description	LT 4 PL 420 KING ; KING	LT 5 PL 420 KING ; KING TOWNSHIP OF KING
Zoning	R1A (Single Detached)	
Official Plan	Land Use	
Vehicle Traffic	~26,192 Daily at King Road & Wellington Street ~15,671 Daily at King Road & Highway 27	
Property Lot Size		
Site Area	36,145.21 SF	

\*Source: Bousfields inc. Planning Opinion and Massing Study - February 7<sup>th</sup>, 2022

**\$** Asking Price  
**\$4,875,000**

Taxes (2023)  
**\$10,694.00**

## Property Overview



Concept Plan





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# Opportunity



### Bousfields' Expert Opinion

"In our opinion, the subject site is an appropriate location for residential intensification as it is located within the Nobleton Village Core area, which is one of three Village Cores (King City, Nobleton and Schomberg) that are the focal points for accommodate the majority of King's population and employment growth, provided certain water and wastewater upgrades are implemented by York Region.

Based on the foregoing, it is our opinion that the subject site is in an appropriate location for residential intensification as it is located on an Arterial Road and designated Village Core area in the Official Plan. The subject site has sufficient size to allow for a back-to-back townhouse development, while providing for appropriate setbacks and transition to Neighbourhoods to the southwest.

It is our understanding that King Township would favour the subject property as they are actively looking to intensify the Core Area of Nobleton.

The property represents an infill site and offers a good location in Nobleton. The end product for the subject property will be townhouse product, which remains in high demand throughout the Greater Toronto Area."

This prime development site offers an exceptional opportunity for residential intensification in the heart of Nobleton, Township of King. Key highlights include:

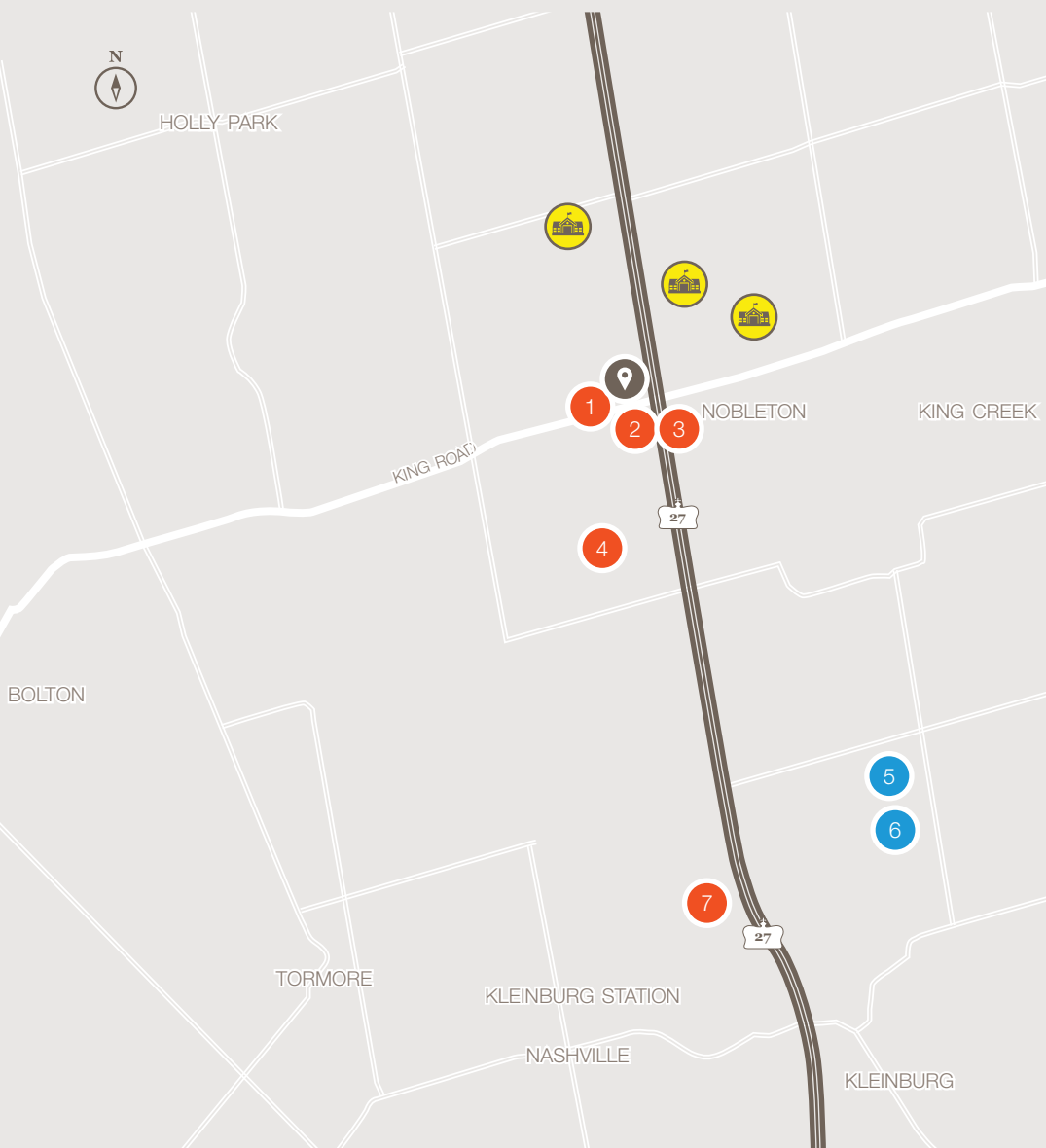
1. **Strategic Location:** Situated within the village core area, fronting on King Road, an arterial road ideal for residential intensification.
2. **Alignment with Official Plan:** The Township of King's new Official Plan, approved by York Region on September 24, 2020, supports intensification in village core areas.
3. **Townhome Development Potential:** The site's location and current planning framework make it suitable for a potential townhome development, subject to necessary approvals.
4. **Growing Market:** Nobleton is experiencing increasing demand for diverse housing options, particularly in well-connected, central locations.



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## Nearby Developments

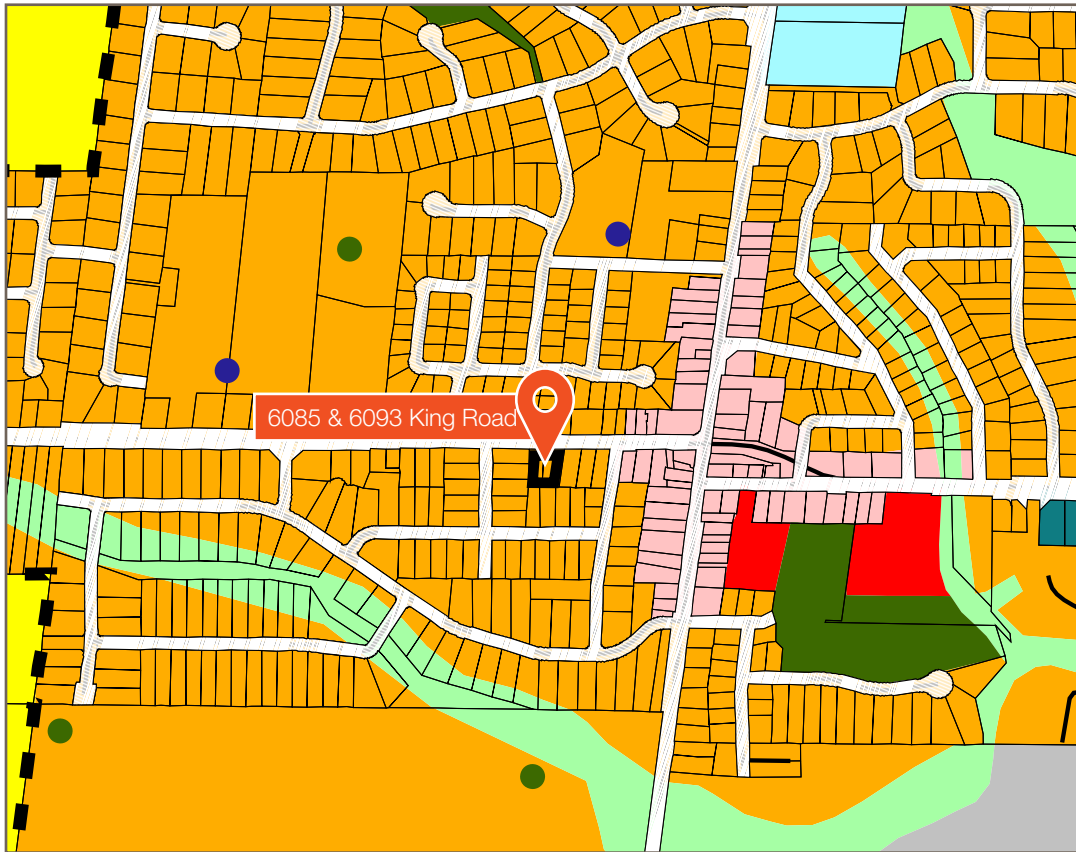
	Development Name	Developer
1	<b>Via Moto</b> 6178 King Road	Fandor Homes
2	<b>Hambly House Redevelopment</b> 6012 King Road	Gabriele Holdings Inc
3	<b>Nobleton Condominium</b> 12958 York Regional Road 27	Mosaik Homes
4	<b>Nobleton South</b> 92 Diana Drive	Tercot Communities
5	<b>Prima</b> 505 Kleinburg Summit Way	Brookshore Homes
6	<b>Kleinburg Summit Way</b> 2 Kleinburg Summit Way	Sunfield Homes
7	<b>Copperwood</b> 4 Artist View Avenue	Mosaik Homes

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# Official Plan



### Land Use

Agricultural Area	Natural Heritage	Institutional
Business Area	Park-Existing	Wetland
Commercial	Park-Future	Village Core
Deferred Residential	Residential	Subject Property
Highway Service Commercial Area	Rural Area	

## Nobleton Community Plan

According to Section 5.4 Permitted Uses of the Official Plan, the Village Core designation permits a wide array of residential, commercial, institutional and complementary uses in a compact form. The area also encourage intensification, in a manner that ensures compatible with the small-scale Village character and is compatible with adjacent land uses. The plan envisions the continued revitalization of the Village Cores to support active building frontages, where the ground floor facing the street is occupied by commercial uses, and where upper storeys are occupied by residential, office or community uses.

Village Core polices allow for a development of building height up to six storeys provided that:

- The building is located or tiered in height to minimize visual and shadowing impact on streets and public areas, and provides for appropriate transition with adjacent buildings;
- The compatibility of the building with respect to adjacent low-rise residential areas and sensitive uses is addressed through the use of setbacks, buffers, angular plane requirements as well as the sensitive location of windows and balconies to minimize privacy impacts, as detailed in the implementing zoning by-law, detailed design guidelines, and through site plan control; and
- The development does not exceed a floor space index of approximately 2.5, to ensure the density and scale of the development is suitable in the Village context.

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# Offering Guidelines & Terms of Engagement

## Offering Guidelines

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained to sell the following Property by its owner, Pasquale Lisi (the “Vendor”):

6085 & 6093 King Road.

The Property is to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been obtained from the Vendor or Advisor or any other related person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale.

The Property will be sold free and clear of debt. The objective of the Vendor is to maximize proceeds while preference will be given to offers with limited conditionality and a timely closing. Offers will be reviewed on an as received basis.

## Due Diligence Material

Prospective purchasers are encouraged to execute the confidentiality agreement for access to the following due diligence material in the ShareFile data room:

- Phase 1 ESA report
- Bousfield Planning Opinion and Massing study



Asking Price:

**\$4,875,000**

### Gregory D. Lever\*

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Disclaimer: Images used throughout the document are representative of potential development and do not reflect the current state of the property.