

Listing Agent:

Peter DeGuerre*, Senior Vice President
416.649.5903
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For Sale

70-90 Bronte Street South Land Development

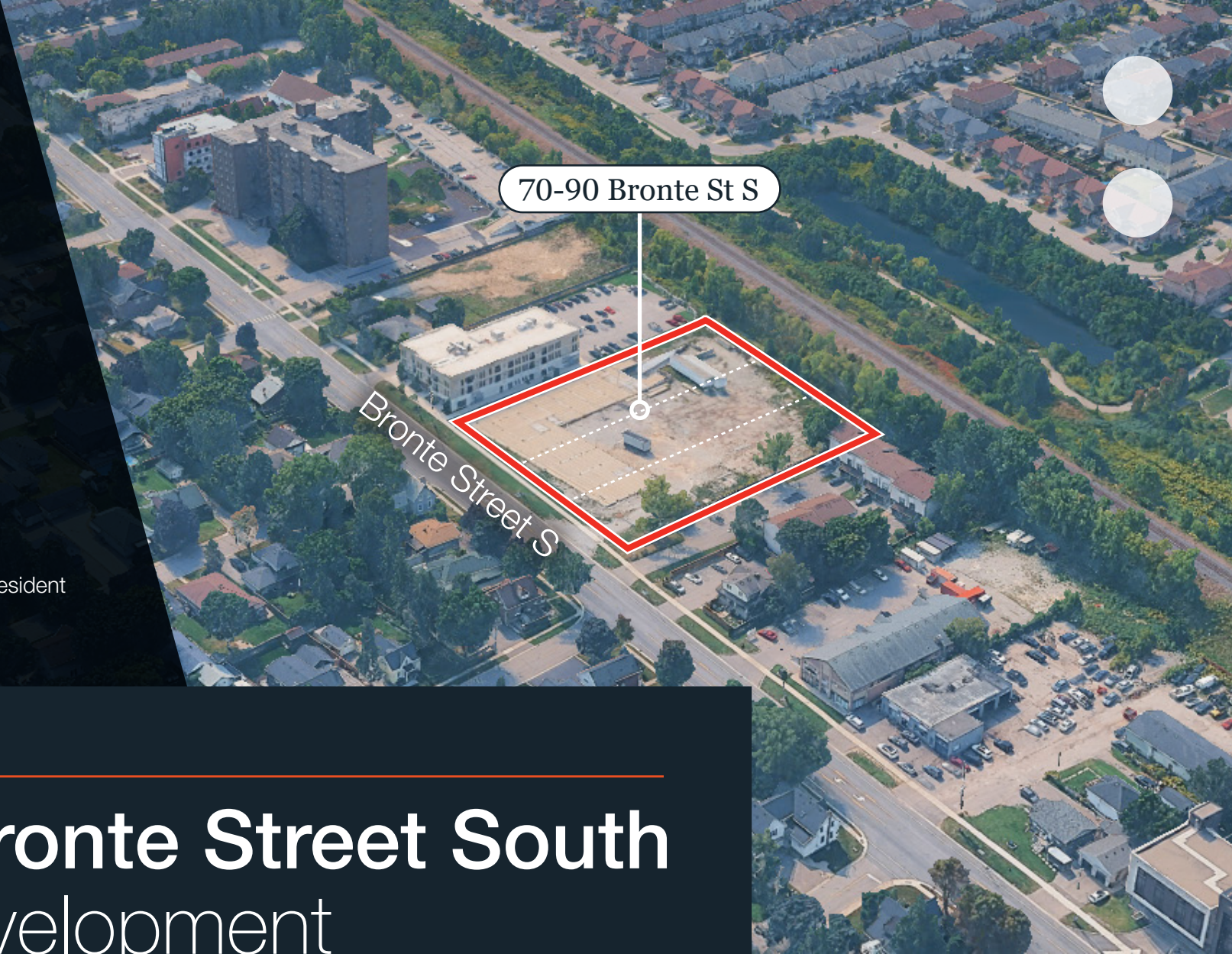
Milton, Ontario

Lennard:

200-55 University Avenue, Toronto
416.649.5920 • lennard.com

*Sales Representative

All measurements and outlines are approximate.



70-90 Bronte Street S, Milton

Property Highlights



Site Area

81,424 SF (1.87 ac)

Site Frontage

260.92 FT



Pin

249624110, 249624112, 249624193



Legal Description

70 Bronte St S

PT LT 13 CON 1 TRAFALGAR NEW SURVEY, AS IN 648823 & 755370 SAVE & EXCEPT PT 4, 20R18868 SUBJECT TO AN EASEMENT IN GROSS AS IN HR1434523 TOWN OF MILTON

84 Bronte St S

PT LT 13, CON 1 TRAF NS, PT 1 20R11409 SAVE & EXCEPT PT 5, 20R18868 SUBJECT TO AN EASEMENT IN GROSS AS IN HR1434523 TOWN OF MILTON

90 Bronte St S

PART LO 13, CON 1 TRAFALGAR NEW SURVEY, AS IN 772940; SAVE & EXCEPT PART 6, 20R18868; SAVE & EXCEPT PART 1, 20R20418 SUBJECT TO AN EASEMENT IN GROSS AS IN HR1434523 TOWN OF MILTON



Zoning

Central Business District Secondary Commercial Zone (CBD-B)



Asking Price

\$14,950,000

Commission

4% Total
(with 2% payable to the co-operating broker)



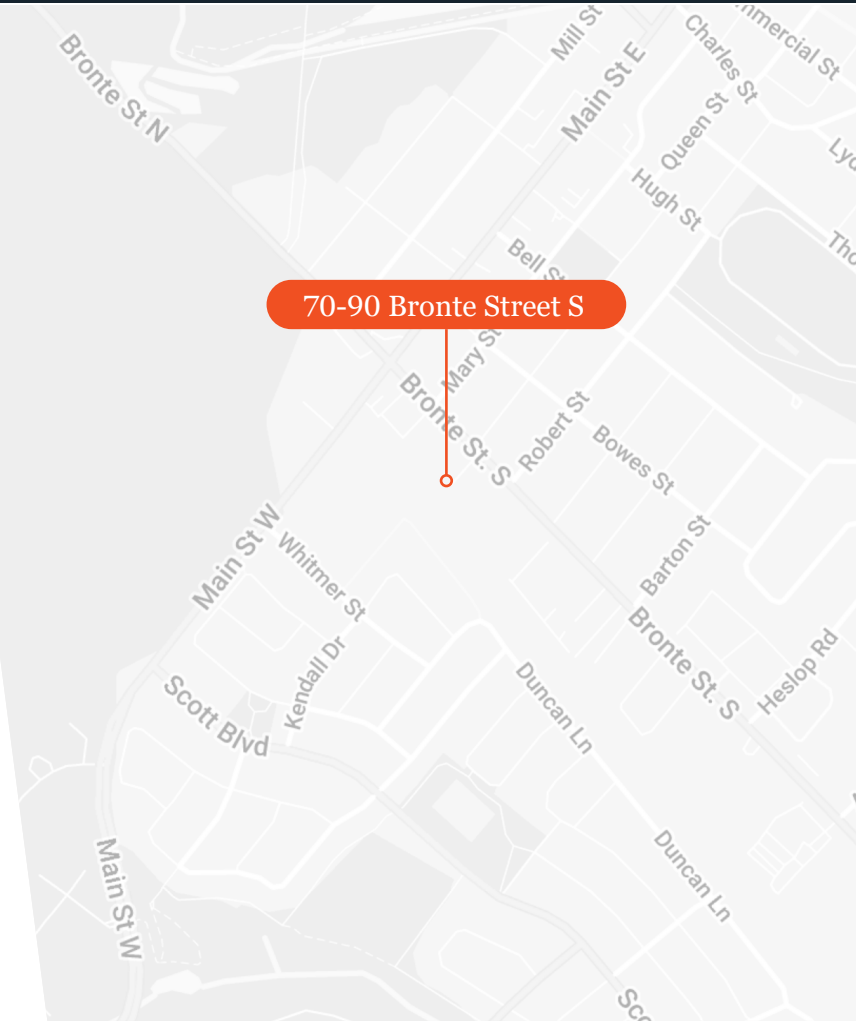
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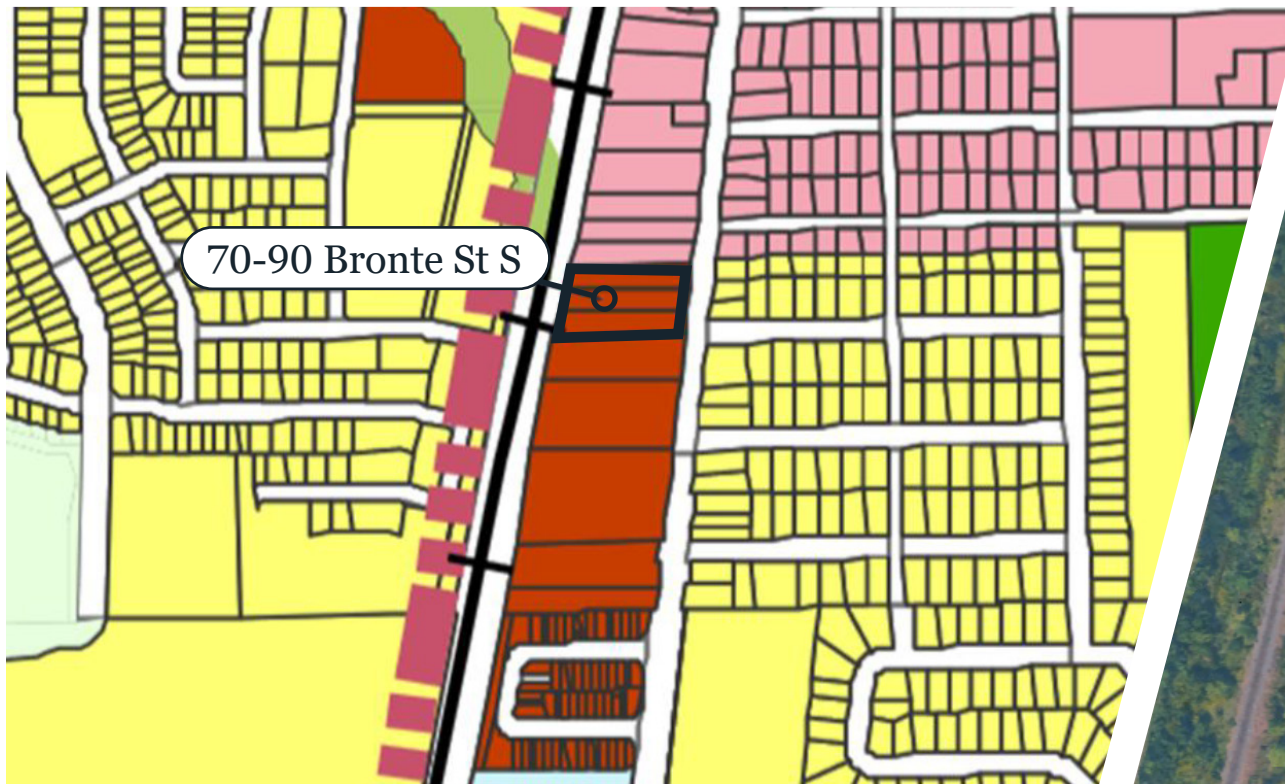
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70-90 Bronte Street S, Milton

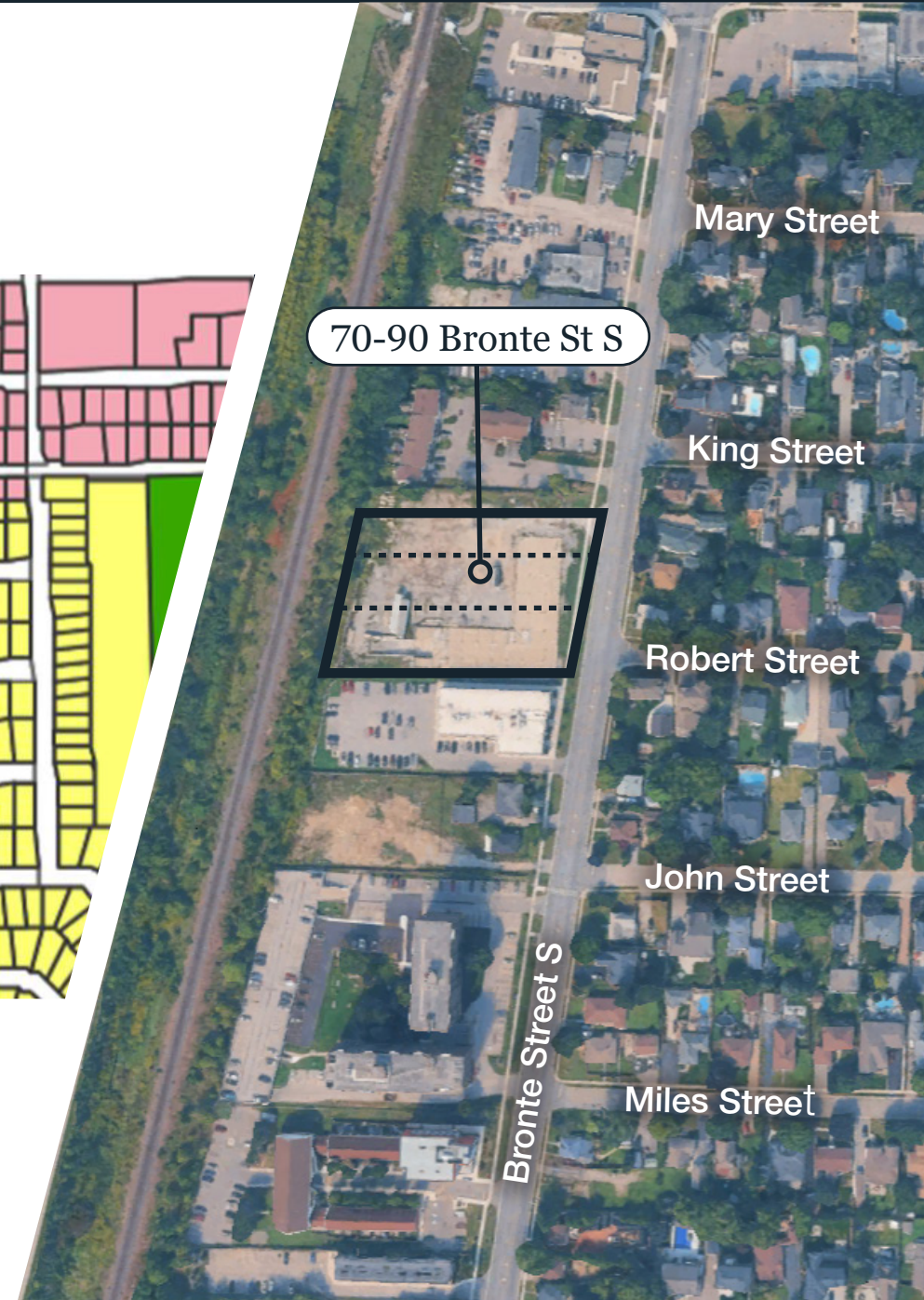


Official Plan



70-90 Bronte Street S

Lennard:



70-90 Bronte Street S, Milton



Zoning & Permitted Uses

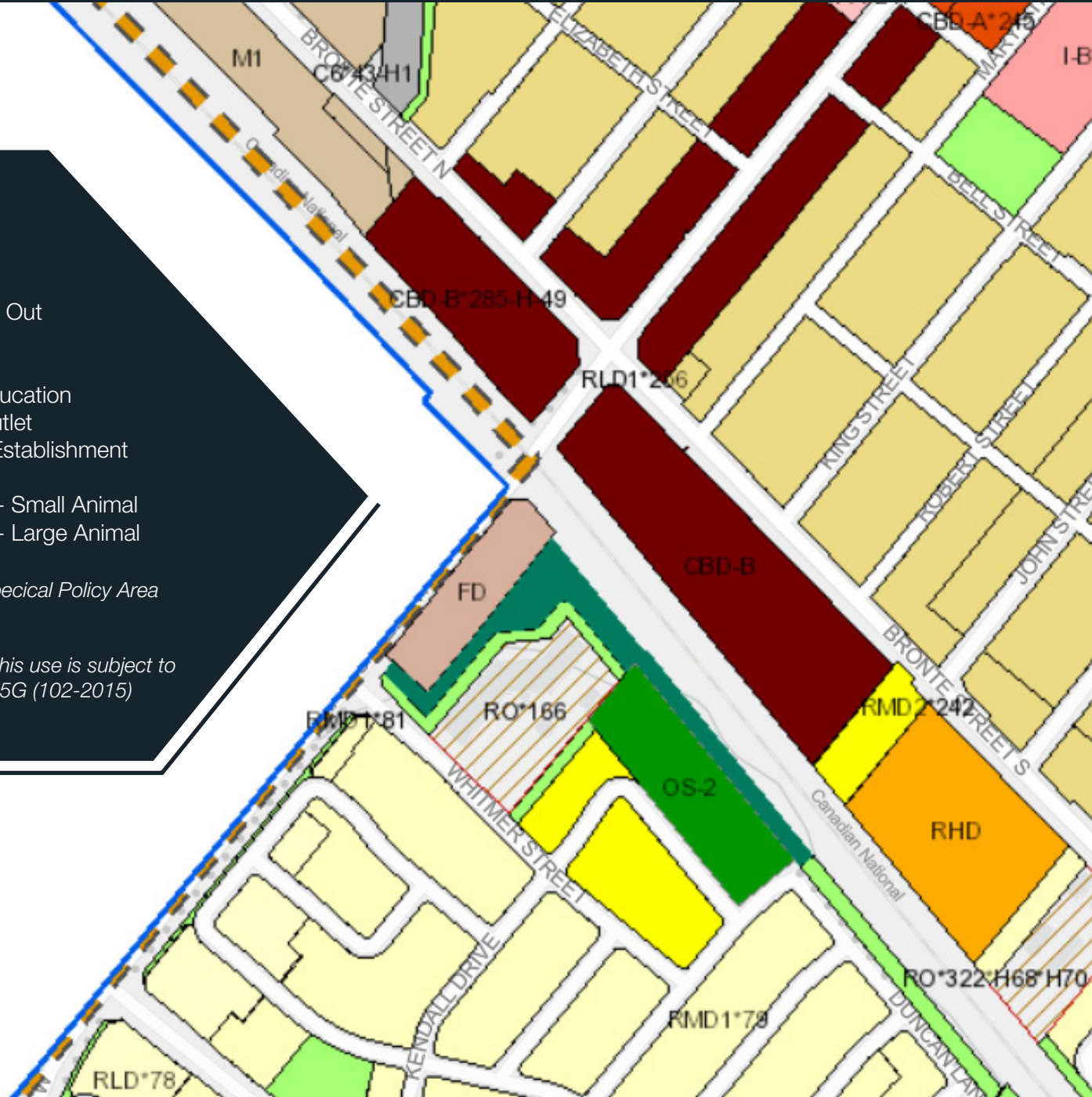
CBD-B - Commercial Business District Secondary Commercial Zone

- Dry cleaning depot
- Fitness Centre
- Funeral Home
- Hotel (*6)(*3)
- Laundromat
- Medical Clinic
- Office Use
- Office Building
- Personal Service shop
- Place of Assembly (*3)
- Restaurant
- Restaurant, Take Out
- Retail Store 1
- Retail Store 2
- School, Adult Education
- Service Retail Outlet
- Social Services Establishment
- Theatre (*6)
- Veterinary Clinic - Small Animal
- Veterinary Clinic - Large Animal

(*3) Not permitted within Natural Heritage System – Special Policy Area (NHS-SPA) as depicted on Schedule A

(*6) Notwithstanding any other section of this by-law, this use is subject to parking requirements set out in Section 5.8.2 ii), Table 5G (102-2015)

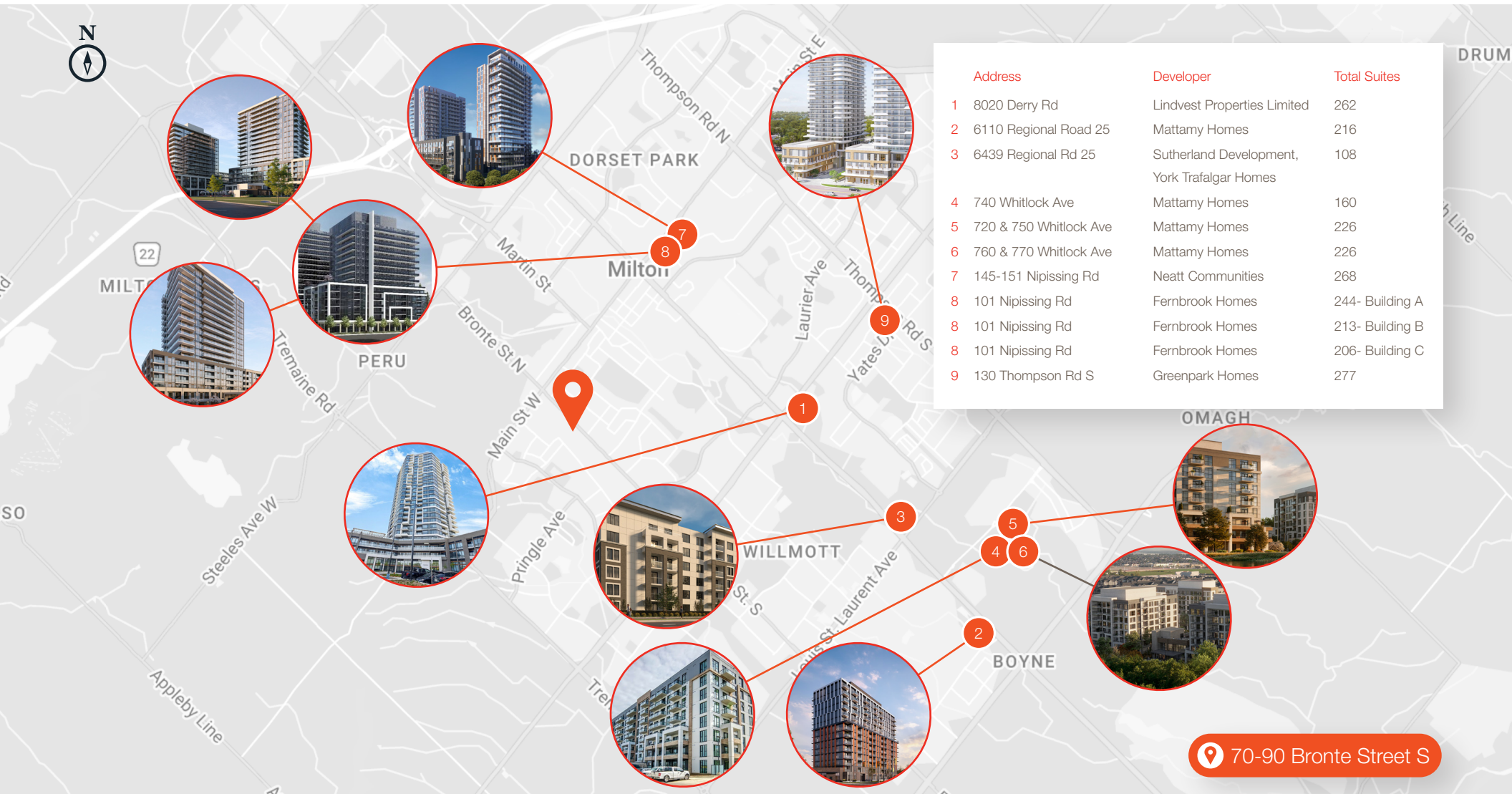
Lennard:



70-90 Bronte Street S, Milton



Neighbouring Developments



70-90 Bronte Street S, Milton



Amenities Map

70-90 Bronte Street S



Milton
GO Station



Transit

Situated within ideal proximity to Milton Transit bus routes, Milton GO Station, and nearby Highways 401 and 407 for easy commuting across the GTA.



Food & Drink

- 1 Butcher Bar
- 2 La Toscana
- 3 B Boys
- 4 Locanda
- 5 The WORKS Craft Burgers & Beer
- 6 Milton Farmers' Market
- 7 HEAL Wellness
- 8 Casa Americo Italian Bistro & Restaurant
- 9 The Barn Door Cafe
- 10 Foggy on Main
- 11 The Bistro on Main
- 12 Winnie's Jerk Hut
- 13 Blenz Coffee
- 14 Latino Grocery Milton
- 15 Champs Family Entertainment Centre
- 16 La Rose Specialty Foods



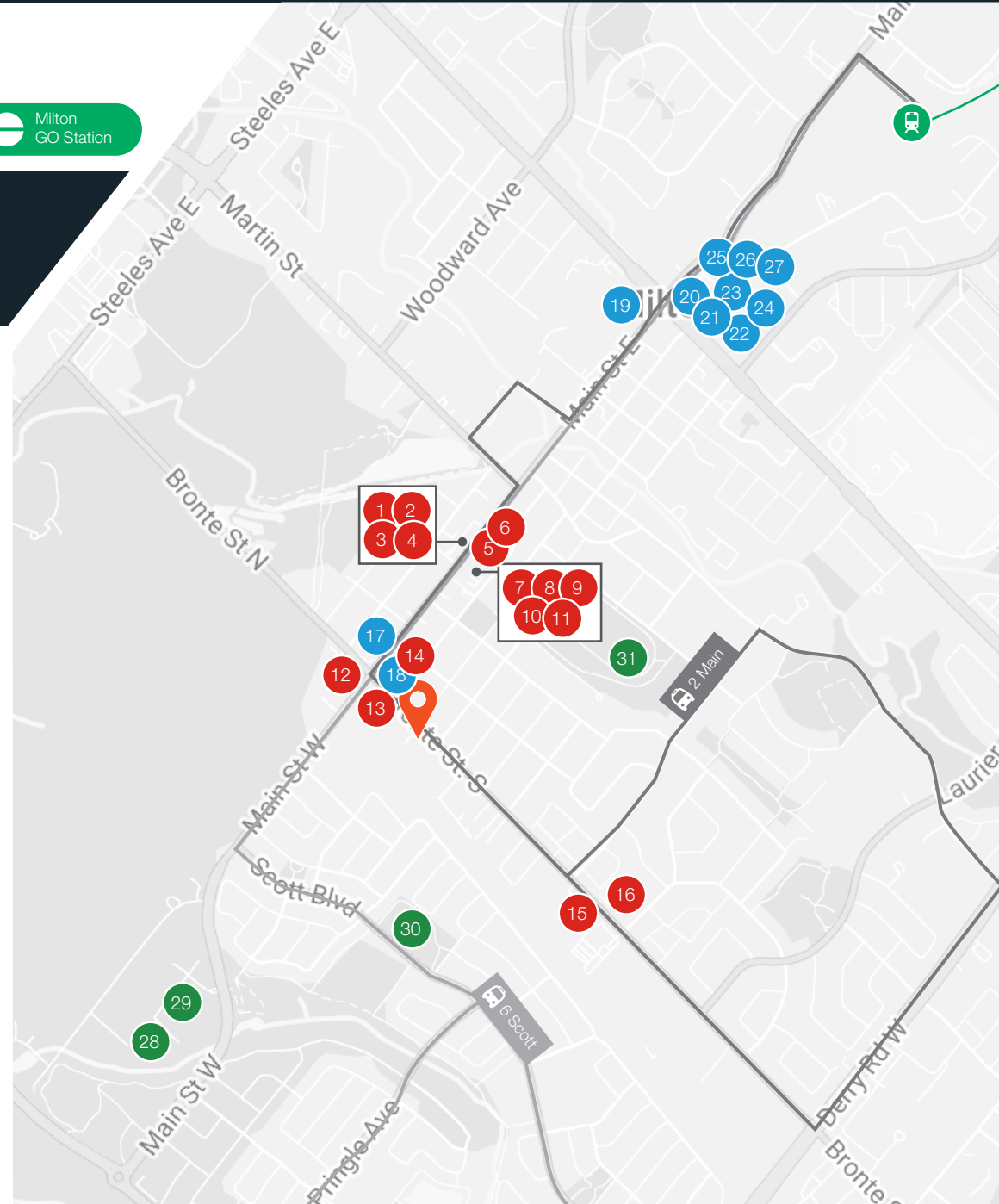
Everyday Convenience

- 17 Petro-Canada
- 18 LCBO
- 19 Milton Convenience
- 20 RONA
- 21 RBC
- 22 Milton Mall
- 23 Fit4Less
- 24 Service Ontario
- 25 Winners
- 26 Dollarama
- 27 Canada Post



Parks & Community

- 28 Sherwood District Park
- 29 Sherwood Community Centre
- 30 Scott Neighbourhood Park
- 31 Milton Fairgrounds

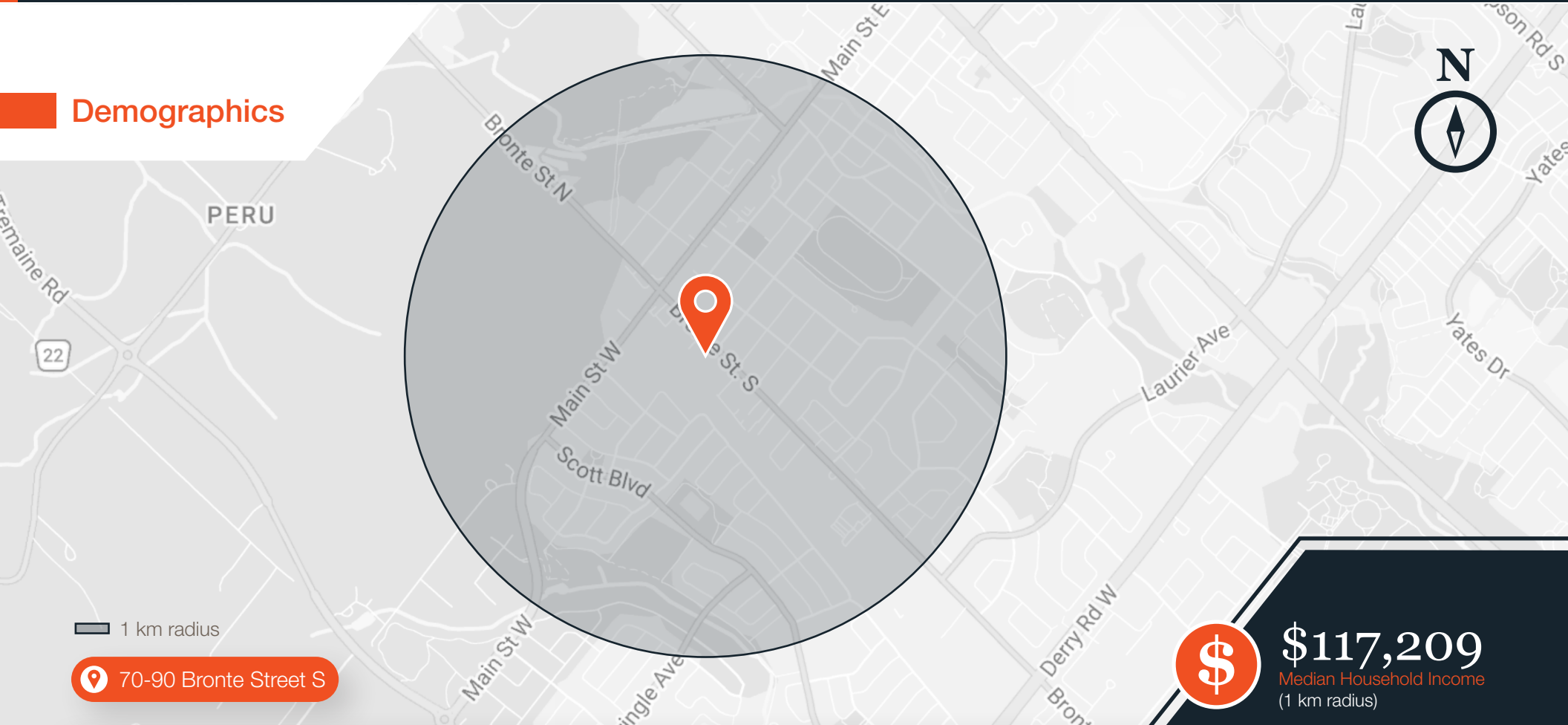


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Demographics



Criteria	Aggregation	Trade Area (1 km)	3 km	5 km
Total Population	Sum	8,266.2	56,715.4	124,113.4
Total Daytime Population	Sum	6,907.2	43,269.6	91,938.8
Average Age	Average	37.9	36.5	34.6
Median Household Income	Average	\$117,209.34	\$121,575.34	\$126,246.70
Total Occupied Households	Sum	2,796	17,865	37,163



\$117,209
Median Household Income
(1 km radius)



37.9
Average Age
(1 km radius)



94%
Education Rate
(1 km radius)

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Site Gallery





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