

For Sale: Land

74, 78, 82, 88, 94, 102
Bridge Street, Bradford, ON



74,78,82,88,94,102 Bridge Street

Welcome to an exceptional opportunity to purchase 27.6 acres of land fronting on Yonge Street in Bradford. With the Bradford GO Station across the street, the property has C2 zoning, which the Town of Bradford supports Mixed-Use development with a focus on residential development. Discover the highlights of this site:

Impressive Location: Yonge Street frontage with Bradford GO Station located across the street, which makes for an attractive location for the commuter.

Redevelopment Opportunity: Town of Bradford supports Mixed-Use redevelopment envisioned by the Town/owner (with re-zoning possibility), with a focus on residential on over 3.9 acres zoned C2 - Commercial. Municipal support for development of a minimum density of 140 residential units.

Due Diligence: Geotechnical report has been completed, and Phase I Environmental currently being completed.

Growing Community: The Bradford Community is set to expand westward over the next 20 years.

Property Details

| 74, 78, 82, 88, 94, 102 Bridge Street, Bradford, Ontario | |
|--|--|
| PIN | 74 Bridge Street: 580110069 82 Bridge Street: 580110070 94 Bridge Street: 580110071 |
| Lot Area | 27.6 acres in total <ul style="list-style-type: none">Comprised of over 3.9 acres of Land zoned C2 |
| Zoning | C2 and AM |
| Net Operating Income | Approximately \$290,000.00 (to be confirmed) |
| Taxes (2023) | \$18,747.56 |



Listing Agents:
Scott Sutherland*
Partner
905.917.2025
ssutherland@lennard.com

Trevor Jackson*
Senior Vice President
905.917.2029
tjackson@lennard.com

Liz Bak Durocher
Sales Representative
905.252.7905
lizbak@royallepage.ca

*Sales Representative

\$ Sale Price: **\$9,950,000**

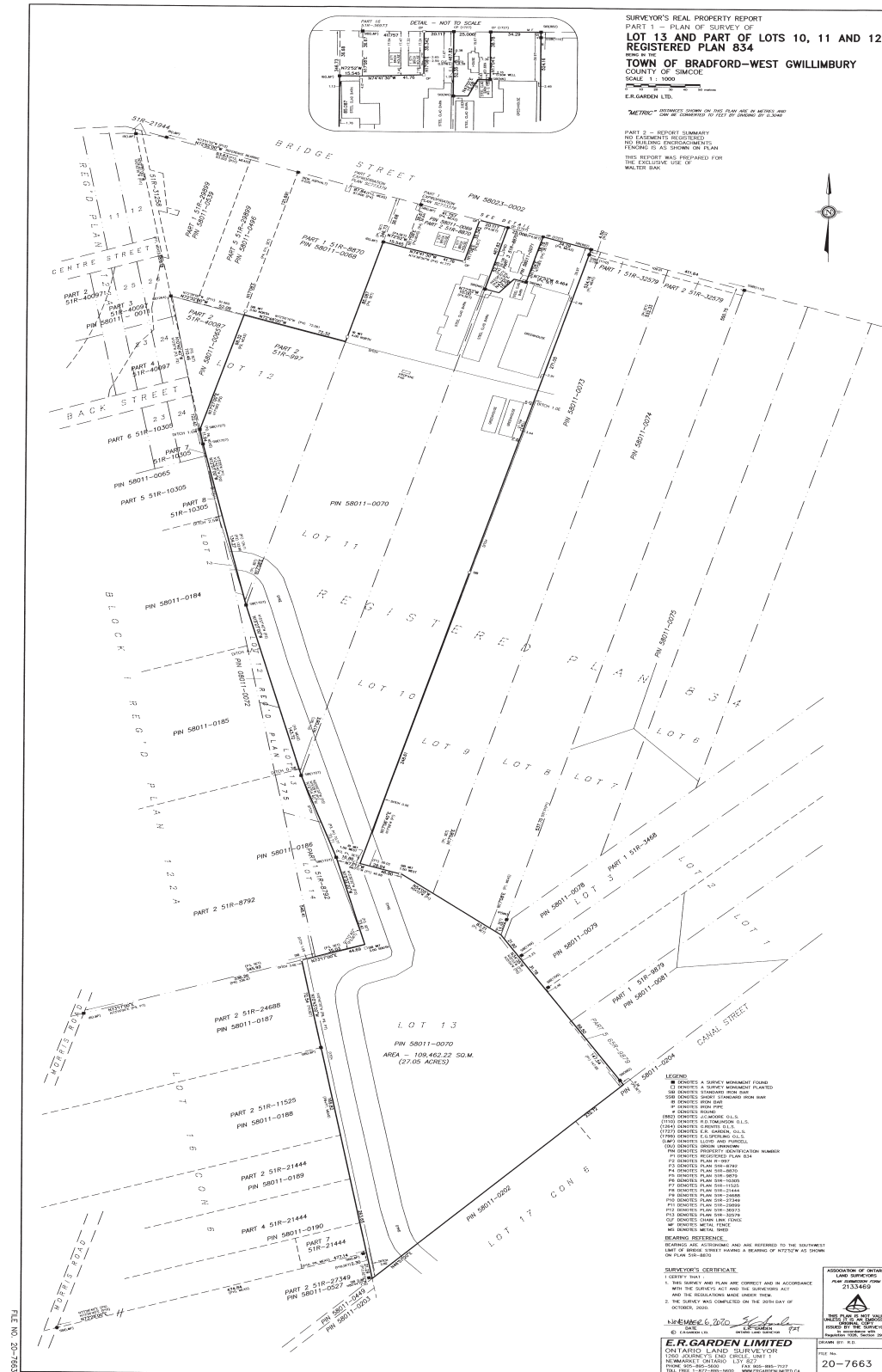


GO Station
across
from site

Yonge
Street
Frontage

Residential
Development
Opportunity

Survey



Lennard:

ROYAL LEPAGE
RCR Realty, Brokerage

Bradford GO
Station

74,78,82,88,94,102 Bridge Street

Zoning: C2 & AM

Use - C2 Zone

The following uses are permitted:

- Dwelling, Accessory (2)
 - Art Gallery
 - Animal Clinic – Small Animal
 - Business Office
 - Day Nursery (5)
 - Dry Cleaning Depot
 - Drive-through Service Facility (6)
 - Financial Institution
 - Fitness Centre
 - Funeral Home
 - Hotel
 - Laundromat
 - Miniature Golf Course
 - Medical Office
 - Motor Vehicle Body Shop (10)
 - Motor Vehicle Washing Establishment (10)
 - Motor Vehicle Repair Establishment (10)
 - Motor Vehicle Gas Bar (10)
 - Motor Vehicle Sales, Leasing and/or Rental Establishment (10)
 - Outdoor Display and Sales, Accessory (7)
 - Personal Service Establishment
 - Pet Salon
 - Place of Entertainment
- Place of Amusement
 - Place of Assembly
 - Place of Worship
 - Parking Garage
 - Parking Garage, Accessory
 - Printing and Publishing
 - Establishment
 - Private Club
 - Restaurant
 - Restaurant, Take-out
 - Retail Store
 - School, Commercial
 - School, Private
 - Service Shop
 - Seasonal Farm Produce Sales Outlet
 - Shopping Centre
 - Specialty Food Store
 - Supermarket
 - Transit Station

2. Subject to Section 4.3 of this By-law.
5. Subject to Section 4.6 of this By-law.
6. Maximum number of drive-through service facilities per lot – 1.
7. Subject to Section 4.23 of this By-law.
10. Only uses that legally existed on the effective date of this By-law are permitted.

Use - AM Zone

The following uses are permitted:

- Agricultural Use
 - Cemeteries (2)
 - Conservation Use
 - Custom Workshop (4)
 - Dwelling, Detached (5) (6)
 - Farm Employee Accommodation, Accessory (8)
 - Farm Related Tourism Establishment
 - Greenhouse (9)
 - Home Industry (2)
 - Home Occupation (4)
2. Only uses and related floor area that legally existed on the effective date of this By-law are permitted.
4. Subject to Section 4.12 of this By-law.
5. Subject to Section 9.5 of this By-law.
6. Only permitted on lots that existed on February 28, 2005 (the effective date of the Greenbelt Plan).
8. Subject to Section 4.4 of this By-law.
9. Subject to Section 9.6 of this By-law.

Source: TOWN OF BRADFORD WEST GWILLIMBURY | ZONING BY-LAW 2010-050, AS AMENDED

Lennard:



| Site Specific Zoning Exceptions | |
|---------------------------------------|--|
| 74 Bridge Street 78 Bridge Street | Notwithstanding the permitted uses of the “C2” zone, lands zoned “C2*12” may also be used for: <ul style="list-style-type: none">• Motor vehicle sales, leasing, and/or rental establishment |
| 82 Bridge Street | Notwithstanding the permitted uses of the “C2” zone, lands zoned “C2*13” may also be used for: <ul style="list-style-type: none">• Outdoor storage as an accessory use, permitted in the rear yard only |
| 88 Bridge Street 102 Bridge Street | Notwithstanding the permitted uses of the “C2” zone, lands zoned “C2*14” may also be used for: <ul style="list-style-type: none">• Agricultural processing and storage facility;• Greenhouse;• Farm implement dealer |



Area Amenities

About Bradford

Bradford West Gwillimbury was incorporated as a Town in 1991. It is comprised of the former Town of Bradford, most of the lands of the former township of West Gwillimbury and a small portion of land from the Township of Tecumseth. Today, it includes the communities of Bradford, Bond Head, Coulson's Hill, Deerhurst, Dunkerron, Green Valley, Newton Robinson and Pinkerton.

The Town of Bradford West Gwillimbury offers a return to the small town charm and a sense of community long lost in larger urban centres. Known as a vibrant, thriving community of 36,000+ who possess a sense of pride and community spirit prevails. Our town is characterized by local initiatives and a commitment to be a complete and healthy community where there are opportunities for everyone to contribute and to benefit.







*A bright future
for your business
is right here.*

Lennard:

Scott Sutherland*, Partner

905.917.2025

ssutherland@lennard.com

Trevor Jackson*, Senior Vice President

905.917.2029

tjackson@lennard.com

201-60 Columbia Way, Markham

905.752.2220

lennard.com



RCR Realty, Brokerage
Independently Owned & Operated

Liz Bak Durocher*

905.252.7905

lizbak@royallepage.ca

17360 Yonge Street, Newmarket

905.836.1212

royallepagercr.com

*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage, and Royal LePage RCR Realty, Brokerage.