



15± ACRES DEVELOPMENT OPPORTUNITY

LOCATION:

A 5 minute drive to St. Catharines, this site is located just west of the Welland Canal and is south of Highway 58.

SITE DESCRIPTION:

15 acres ±

OFFICIAL PLAN:

Regeneration Overlay

ZONING:

*Zoning (By-law #156-2015)

R3 (H) - 7

OS (H) - 11

*Zoning by-law passed by the City of Thorold on November 17, 2015

LEGAL DESCRIPTION:

Part of Lots 190, 192, 279, 280, 282, 442, 444, 484, 486 and Lots 281, 283, 359, 443, 485 and Part of Kalmus Street and Part of Ontario Street and Part of Lot A on Registered Plan No. 663 and Part of Block A on Registered Plan no. 654 and Part of Township Lot 31

SERVICES:

Water and sanitary sewer are available at the property line

FEATURES:

- Phase 1 is Draft Plan Approved for a low density residential development
- Development approvals are for 108 units, consisting of 44 single family detached and 64 townhouse units
- Full Development Charge credits are included in the purchase price based on the development approvals
- Surrounding uses include existing and new residential subdivisions
- Easy access to Highway 58 via Colliers Road and Pine Street as well as Highway 406
- Short drive to Brock University, the Pen Centre and shopping in downtown Thorold
- Walking distance to recreational trails at Mel Swartz Park and along Lake Gibson to the south

ASKING PRICE:

\$350,000 per acre

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THOROLD AND LOCAL AMENITIES:

- Average price of a house in Toronto is \$1,000,000 versus \$450,000 in Thorold.
- With the GO Train arriving by 2018, direct access will be available to Toronto in as little time as 90 minutes to reach Union Station.
- A true natural and historical paradise: Niagara-on-the-Lake, The Shaw Festival, World Class Wineries and year-round activities.
- Thorold is a safe and vibrant community ideally suited to raise a family or retire.



THE LAND GROUP

Trevor Henke

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John Filice

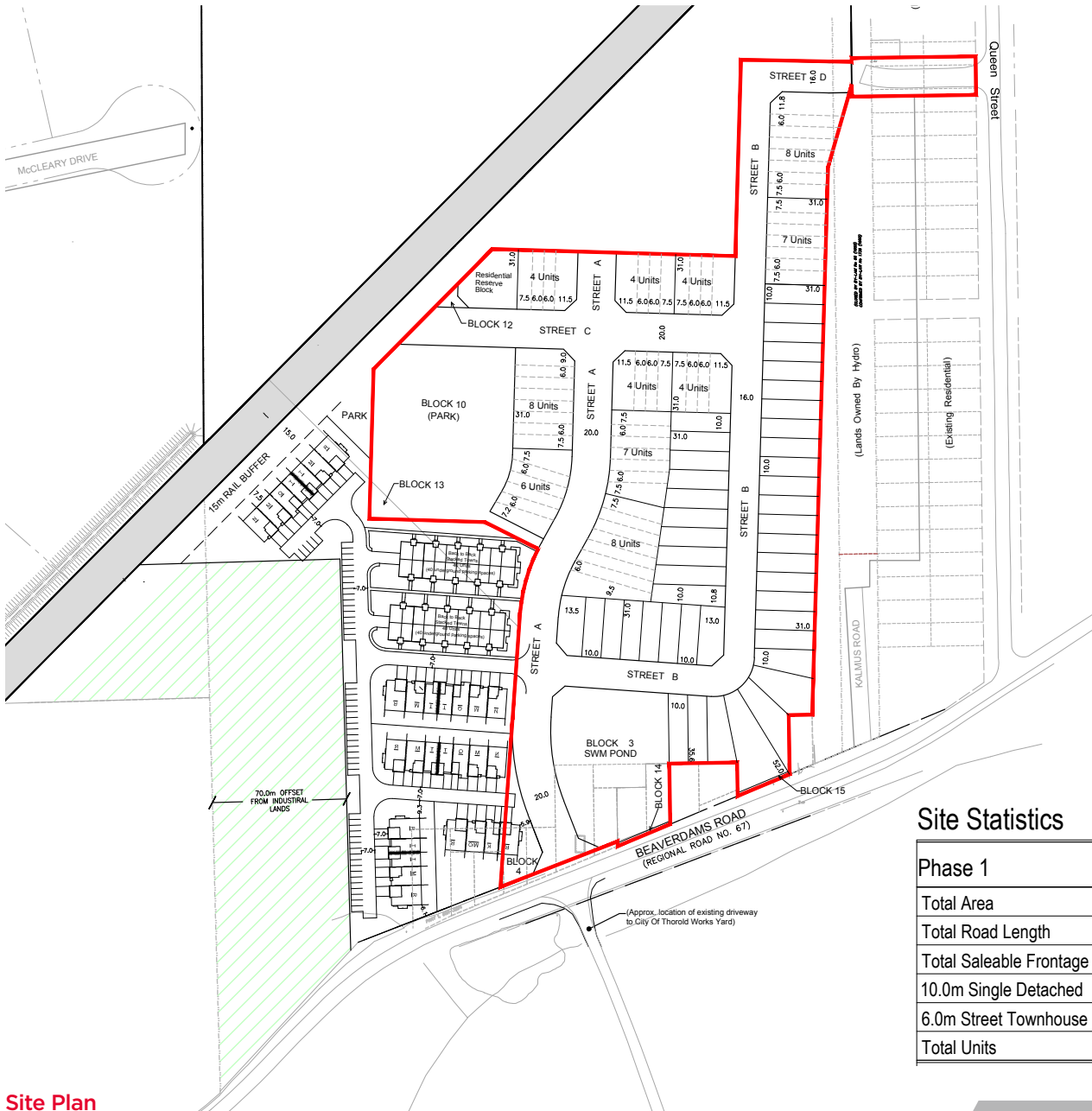
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Cushman & Wakefield

140 York Boulevard, Richmond Hill, ON L4B 3J6

Cushman & Wakefield Ltd. Brokerage

5770 Hurontario Street, Suite 200, Mississauga, ON L5R 3G5

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Site Statistics

Phase 1	
Total Area	6.09ha (15.0ac)
Total Road Length	923m
Total Saleable Frontage	921.5m
10.0m Single Detached	44 units
6.0m Street Townhouse	64 units
Total Units	108 units

Site Plan
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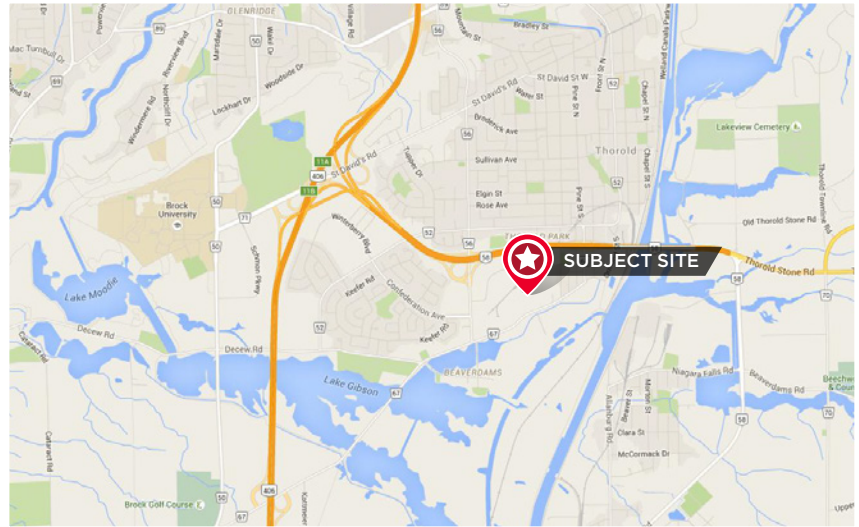
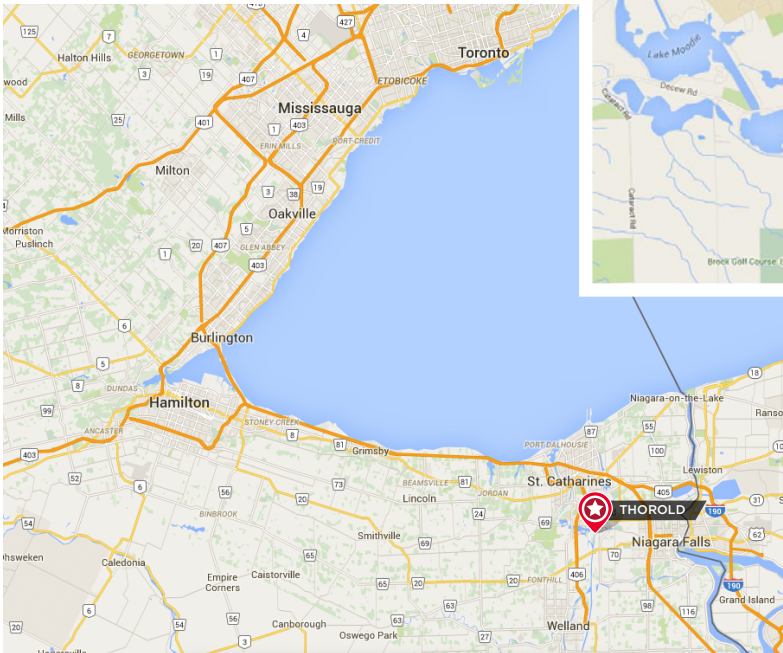
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Offering Guidelines

Cushman & Wakefield (“Advisor”) has been retained by the Vendor to be the exclusive Advisor for the potential disposition of Phase 1 of the Artisan Ridge development in Thorold, Ontario.

Following execution of a Confidentiality Agreement, interested buyers will be provided with additional property information via access to a secure online data room.

All offers received will be reviewed by the Vendor and Advisor and evaluated based on standard industry criteria.

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