



PRIME VACANT INDUSTRIAL LAND

LOT 44, MOUNTAIN ROAD, COLLINGWOOD

LISTING INFORMATION

MTNRDLAND.COM

ROYAL LEPAGE
COMMERCIAL

LOCATIONS **NORTH**
BROKERAGE

PROPERTY OVERVIEW

- > Property Type: Commercial Land
- > Approx. Lot Size: 4.95 Acres
- > Approx. Lot Measurements: 232.9 ft x 930.64 ft x 232.19 ft x 936.81 ft
- > Zoning: M5
- > List Price: \$1,980,000

FEATURES

- > High Exposure to Drive-By Traffic on Mountain Road
- > Ideal for large stand-alone end users for purpose-built facility & industrial investors for speculative multi-tenant design/build
- > Public services available: gas, water, sanitary sewers and hydro
- > Property is generally level at grade with Mountain Rd and heavily treed
- > Surrounding area is growing rapidly with planned residential and commercial

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LEGAL DESCRIPTION

Title: PT N1/2 LT 44 CON 10 NOTTAWASAGA, PT 2 PL 51R38668 TOWN OF COLLINGWOOD

Roll Number: 433105000219415

PIN: 582600567

Property Code: 106*

Assessed Value 2020: \$708,000

2020 Taxes: \$12,303.98

* Vacant Industrial Land



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PROPERTY DESCRIPTION

Zoned M-5 with a variety of permitted uses, this 4.95-acre parcel of vacant land fronting on Mountain Rd, East of Tenth Line, offers high exposure to drive-by traffic. It is ideal for both large stand-alone end users with purpose-built facility, as well as large industrial investors for speculative multi-tenant design/build. All public services are available to the subject neighbourhood including gas, water, sanitary sewers and hydro electric power. Municipal services are also available, such as fire and police protection and garbage removal. The property is generally level and at grade with Mountain Road and is heavily treed. The surrounding area is growing rapidly with planned residential and commercial development.

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Available Neighbourhood Services

Cable Telephone

Strong Cellular Area & High Speed Internet

Hydro Natural Gas

Street Lights

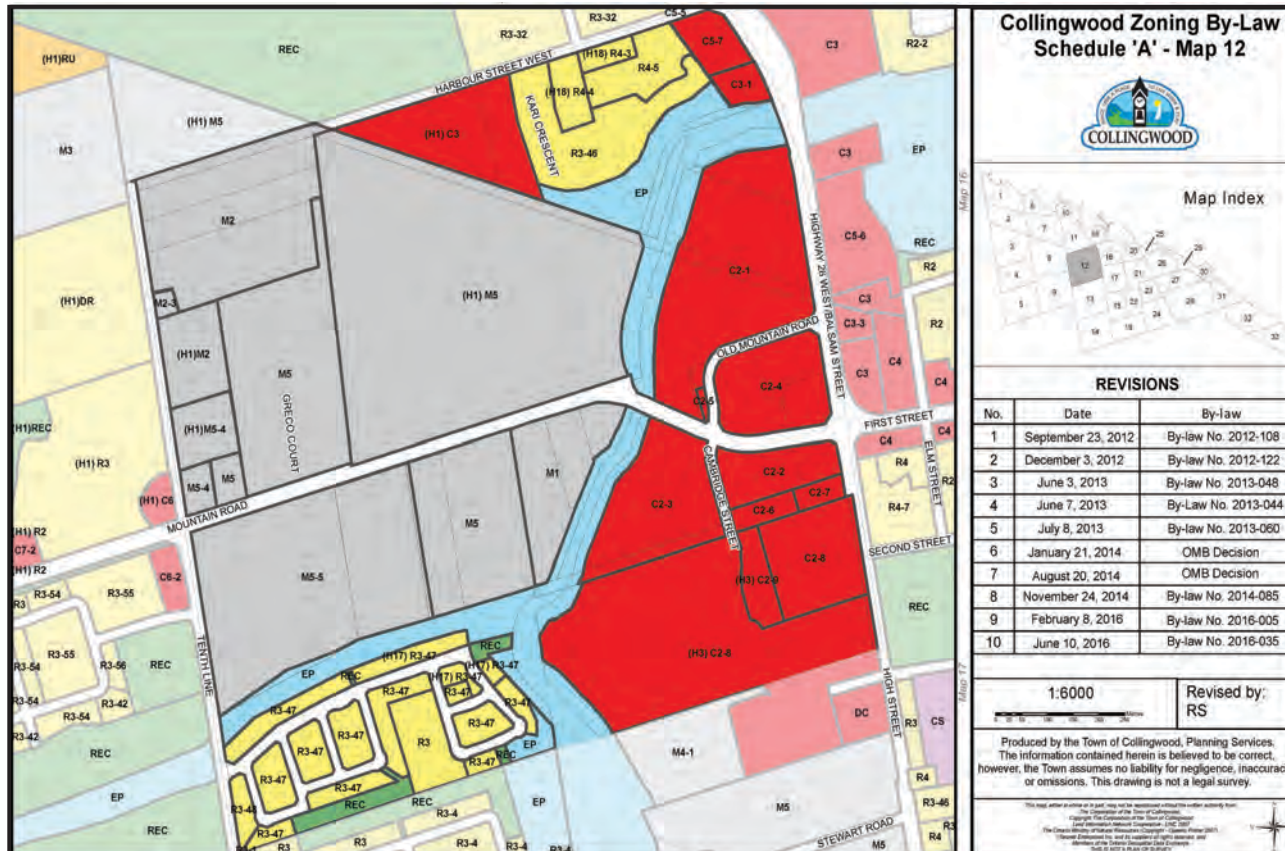
Garbage/Sanitary Collection Recycling Pick-up

Fire Service

Municipal Water / Sewers

PROPERTY OVERVIEW

Zoning By-law 2010-040 Schedule A - Map 12



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Zoning - Part 8, Industrial - M5 Permitted Uses

Source: The Town of Collingwood Zoning By-Law 2010 - 040, Part 8, Industrial Permitted Uses

Accessory Sales Outlet (a)	Dry Cleaners Establishment	Motor Vehicle Wash
Adventure Game	Dry Cleaning Plant	Newspaper
Ambulance Service	Equipment Rental	Pet Day Care Centre
Arena	Financial & Insurance Service Office (f)	Pool & Spa Store
Assembly Hall	Garden Supply Outlet	Professional Service Office
Broadcasting	Health Club	Real Estate Service Office (f)
Business Office	Kennel (e)	Refreshment Vehicle (h)
Business Service Establishment	Life Skills Centre	Repair Shop
Call Centre	Machine Shop	Self Brewery
Catering Service	Machinery Dealership	Storage, Outside Display & Sale (d)
Commercial Parking Lot	Manufacturing, Processing	Storage, Concealed Outside (c)
Commercial School	Assembly or Fabrication Plant	Veterinarian Clinic (e)
Community Garden	Motor Vehicle Gasoline Station	Warehouse
Financial Institution	Motor Vehicle Repair Garage	Wholesale Outlet
Custom Workshop	Motor Vehicle Supply Outlet	Other Provisions (g)

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Special Provisions

- (a) The maximum amount of area used as accessory wholesale or retail space shall be 25% of the gross floor area of the main use.
- (c) Accessory concealed outside storage of goods is permitted on a portion of a lot in conformity with the following provisions:
 1. Minimum required setback for an interior side yard shall be 1.5m,
 2. Minimum required setback for a rear yard shall be 1.5 m,
 3. Minimum required setback for a front yard or exterior side yard shall be the same as that required for a main building or structure,
 4. The maximum height of the stored goods shall be 6.0 m.
- (d) The outside display and sale of goods and materials is permitted on a portion of a lot in conformity with the following provisions;
 1. Where a front or exterior yard is required, the area used for outside display and sales in these yards shall be separated from any adjacent street line by a buffer area of a minimum width of 3.0 m, and
 2. The maximum height of outside display and sale of goods and materials shall be 6.0 m.
- (e) Outside runs for animals shall also be permitted.
- (f) A Financial and Insurance Services office, Professional Services Office and Real Estate Service Office premises that is not accessory to a permitted main uses shall have a minimum gross floor area of 700m².
- (g) The minimum required setback between a fuel pump island and a Residential zone boundary, or any lot line, shall be in accordance with the applicable provincial standards.

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Zone Standards – Section 8.3, Industrial Provisions

Source: The Town of Collingwood Zoning By-Law 2010 - 040

Minimum lot area (m squared)	2000
Minimum lot frontage (m)	30.0
Minimum front yard (m)	12.0
Minimum exterior side yard (m)	12.0
Minimum interior side yard (m)	6.0 (a)
Maximum rear yard (m)	7.5 (a)
Maximum height (m)	15.0
Maximum lot coverage	50%
Minimum Landscaped Open Space	15%
Other Provisions	N/A

Special Provisions

(a) Where the interior side or rear lot line portion thereof abuts a Residential zone, the minimum interior side yard or rear yard shall be 9.0 m.

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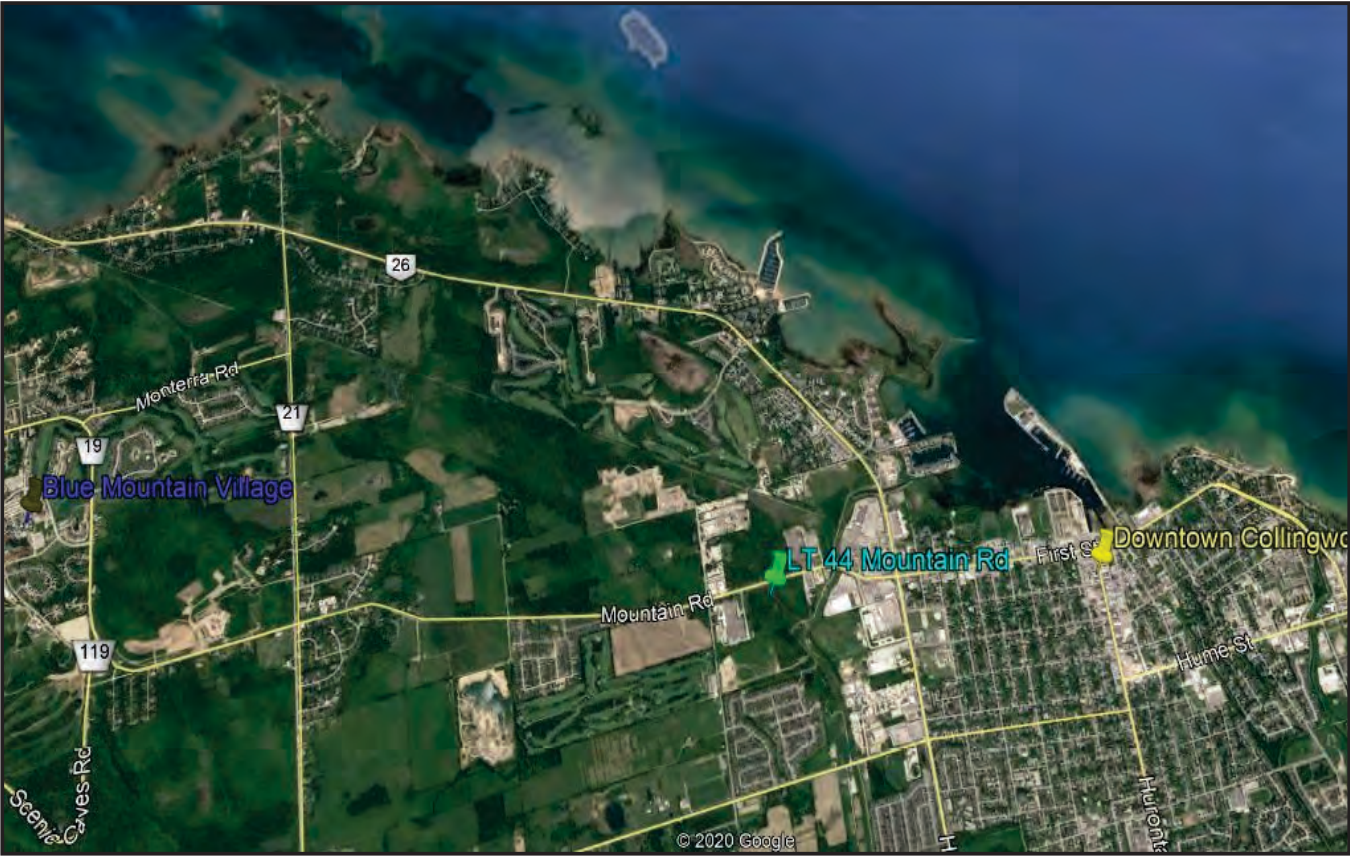
LOCATIONS NORTH
BROKERAGE

Satellite View - Location of Collingwood in Ontario



PROPERTY OVERVIEW

Ideally Situated
Between Downtown Collingwood & Blue Mountain Village





patrick
egán
LOCATIONS NORTH BROKER



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Thornbury • Meaford
Blue Mountain