



# 8610 HIGHWAY 7 & 4907 SEVENTH LINE ERAMOSA, ON. FOR SALE



**COLDWELL BANKER  
COMMERCIAL**

**PETER BENNINGER  
REALTY, BROKERAGE**

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# PROPERTY DETAILS

8610 HIGHWAY 7 & 4907 SEVENTH LINE  
ERAMOSA, ON.



## SALE PRICE

\$10,990,000.00

## LOT SIZE

7.32 ACRES | 2 PARCELS

## POWER

600V THREE PHASE

## ZONING

RURAL INDUSTRIAL (M1) ZONE

## PROPERTY TAXES

\$7,941.55 (2023)

## PIN NUMBERS

711680113 & 711680112

## PROPERTY DESCRIPTION

Prime corner on Highway 7 between Rockwood and Acton. Industrial mixed-use land for sale with over 5,000 SF of existing dwellings. Versatile zoning is ideal for logistics, transportation, industrial uses or mixed-use commercial facing Highway 7. Strategically located 20 km from Highway 401 in Milton

## PROPERTY HIGHLIGHTS

- Zoned Rural Industrial (M1) for versatile commercial and industrial uses
- Prime location facing Highway 7 with excellent visibility
- Two separate parcels sold as one package
- Existing rental income although flexible tenancy
- Permitted storage shipping container business under M1 zoning
- Potential for 40% Lot Coverage, Concept plans showcasing 100,000 SF
- Opportunity for industrial condos or mixed-use commercial facing Highway 7

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**PARCEL A** : 3.646 AC | **PIN**: 711680112 | **ROLL NUMBER**: 23-11-000-004-03202-0000

**MUNICIPAL ADDRESS**: 4907 SEVENTH LINE, ERAMOSA

**LEGAL DESCRIPTION**: PT LT 1 CON 7 ERAMOSA PT 1 61R3842; GUELPH-ERAMOSA

**PARCEL B** : 3.638 AC | **PIN**: 711680113 | **ROLL NUMBER**: 23-11-000-004-03200-0000

**MUNICIPAL ADDRESS**: 8610 HWY 7, ERAMOSA

**LEGAL DESCRIPTION**: PT LT 1 CON 7 ERAMOSA PT 1 61R2118; S/T INTEREST IN ROS245965; GUELPH-ERAMOSA

## SERVICES

- EACH PARCEL HAS ITS OWN DEEP DRILLED WELL AND SEPTIC SYSTEM
- 600V POWER LOCATED NEAR SMALL SHOP
- SERVICED BY NATURAL GAS ALONG HIGHWAY 7



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# PROPERTY LOCATION

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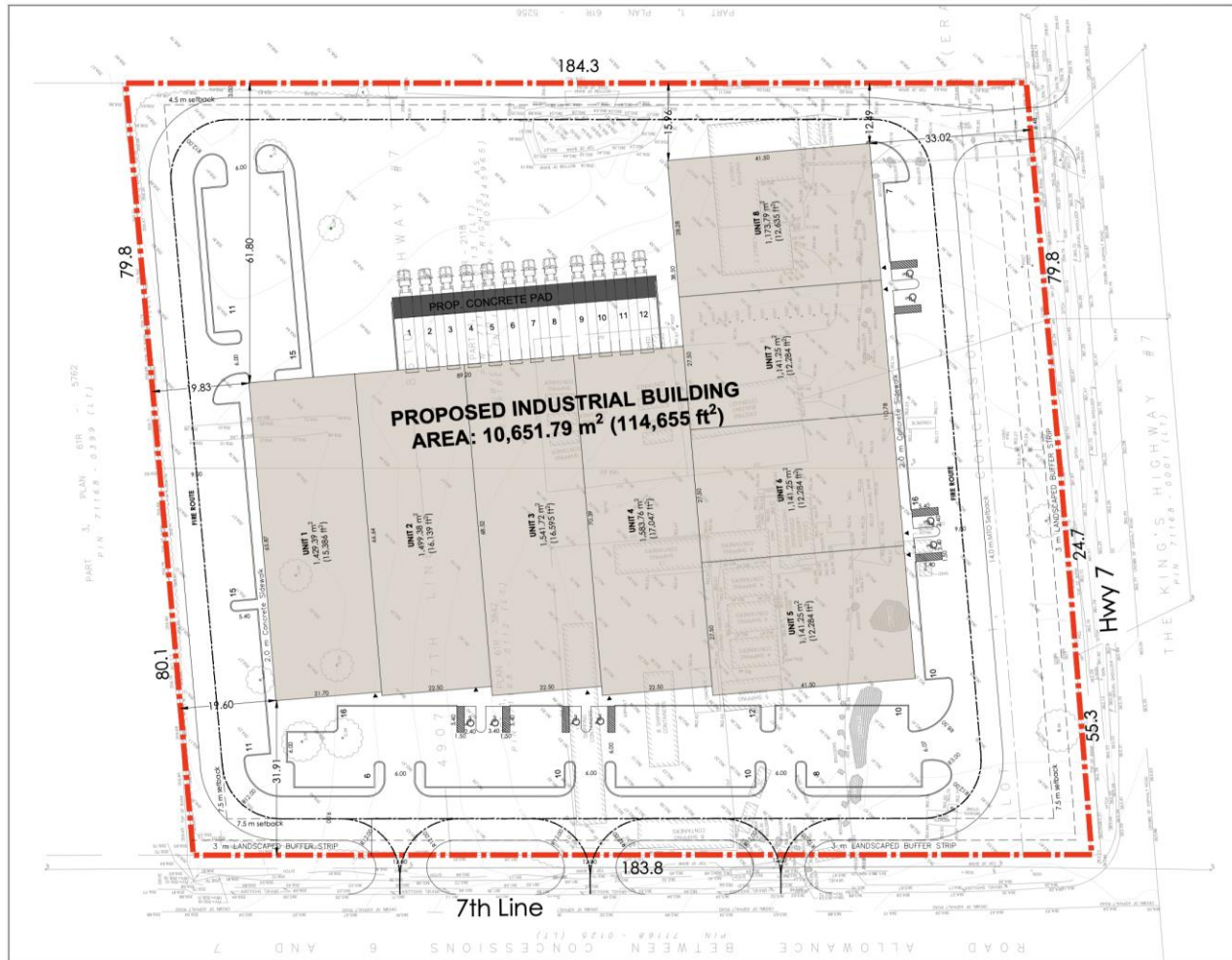
20 KM TO HWY 401 & JAMES SNOW PARKWAY - MILTON, ONTARIO

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## Concept Plan A

**4907 Seventh Line**  
Guelph-Eramosa Township  
County of Wellington

### LEGEND

Subject Lands

Rural Industrial (M1) Zone Regulations  
Guelph/Eramosa Township Zoning By-law 40/2016

	Required (min)	Provided
Lot Area	4,000m²	29,334.25 m²
Lot Frontage	30.0m	159.8 m
Front Yard	7.5m	33.2 m
Rear Yard	7.5m	19.6 m
Int. Side Yard	4.5m	12.5 m
Ext. Side Yard	7.5m	31.9 m
Lot Coverage (max.)	40%	36.3%
Bldg Height (max.)	15.0m	TBD

Total Lot Coverage = 10,651.79 m² (36.3%)  
Total Paved Area = 13,021.79 m² (44.4%)  
Total Landscaped Area = 5,860.67 m² (19.3%)  
Number of Parking Spaces (used Industrial Use: 1 space per 90 m²)  
Required: 119 spaces (7 barrier free spaces) (12 loading spaces)  
Proposed: 157 spaces (8 barrier free spaces) (12 loading spaces)

Notes:  
1. For conceptual purpose only  
2. Measurements are approximate

DATE February 23, 2024

SCALE 1:750

DRN CCF

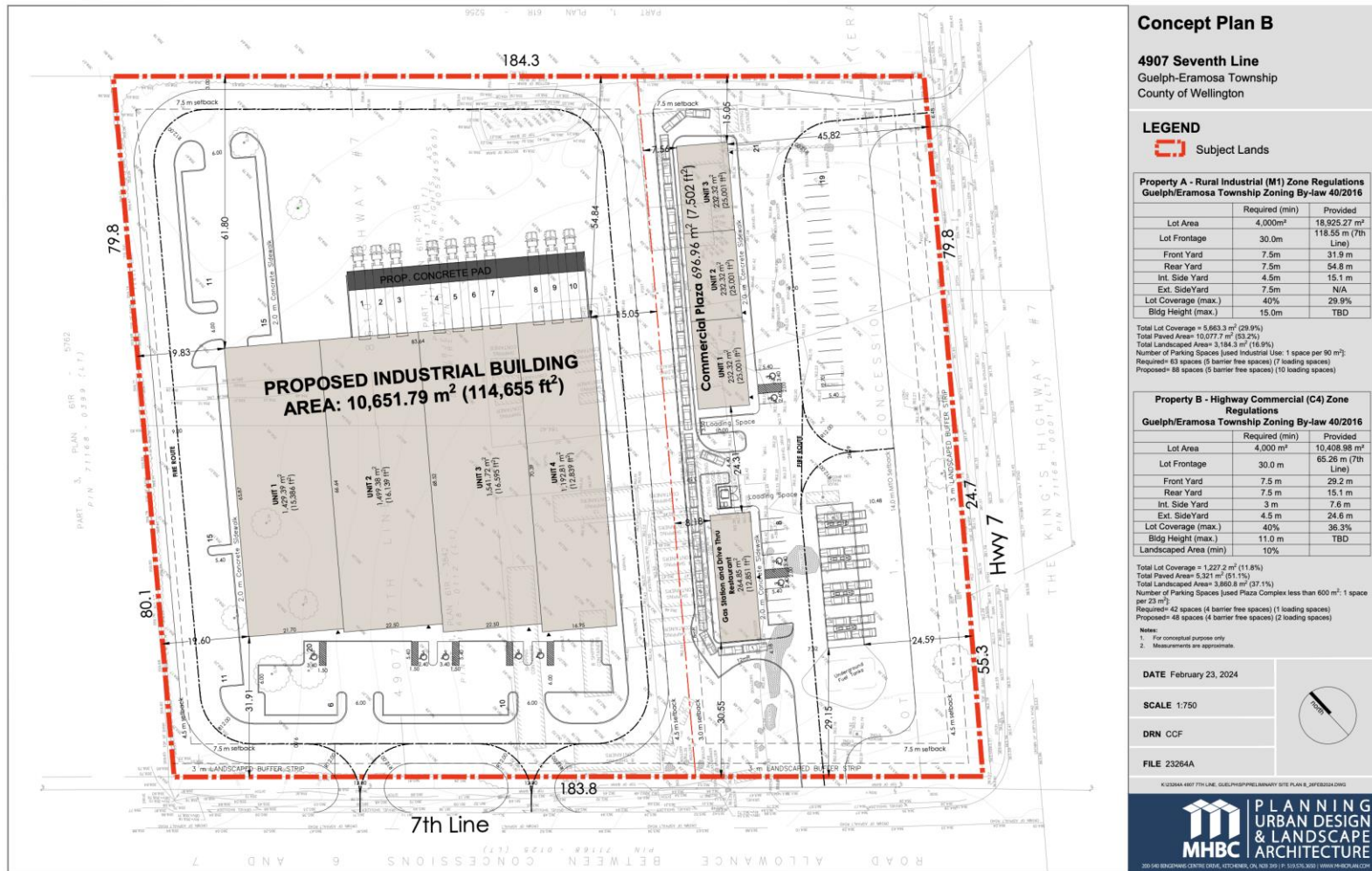
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**Concept A is what can be constructed under current planning controls (Rural Employment designation and M1 zone category).** It is a large rural industrial building that maximizes built floor area under the applicable M1 zoning while meeting parking and landscape open space requirements. The building can be divided up as shown (as in an industrial mall) or accommodate one user/tenant. This concept would be permitted 'as of right' under existing planning controls (i.e. only site plan approval would be required) and considers both properties as one parcel.

### Specifically, the concept:

- Accommodates the 14 metre setback required by MTO along Highway 7
- Uses existing Highway 7 access to site
- Accommodates fire route lanes around site
- Provides for the maximum number of accesses that are anticipated to be permitted From Seventh Line



**Concept B includes a gas station and small commercial building/plaza along the Highway 7<sup>th</sup> frontage** on its' own lot (similar to your previous concepts) and provision for industrial uses in the north end of the site. While an auto body repair shop is permitted in the M1 zone category, gas stations and commercial uses generally (ie restaurant, drive-thru) are currently not permitted and as such a zoning by-law amendment would be required to provide for the uses contemplating for the highway frontage. The lands are designated Rural Employment in the Official Plan and as such are intended to accommodate industrial and some service uses that require large lots, do not require significant amounts of water, and benefit from access to major transportation routes and rural resources. Policies for Rural Employment lands specifically state that retail commercial uses and service commercial uses normally found in urban centres (i.e. Rockwood) are 'not allowed'. An Official Plan Amendment is therefore anticipated to permit the proposed gas station in addition to the zoning by-law amendment.



This Preliminary Site Plan encompasses 68 shipping containers as a future Storage Business. The site alternation permit has been received and the work is 90% completed. The new owner has the option to continue this operation or scrap the site plan and allow the Vendor to remove these Shipping Containers to another location.

There is a double-wide 2 bedroom refurbished mobile home that has been set in place as an accessory residence to allow for easy management of this future business plan. This can be left on site at closing or moved to another location



## PARCEL A & B: RURAL INDUSTRIAL (M1)

The Site is currently designated as Rural Industrial (M1) as per the Guelph/Eramosa Township Zoning By-law.

The following uses are **permitted** within this zone:

- Accessory Retail Store, Wholesale Outlet, 'Showroom, Office, or facilities for employees including Recreational Uses, a Child Care Centre
- Restaurant Accessory Use (Section 4.2)
- Agricultural Service Establishment
- Agricultural Supply Establishment
- Automobile Body/Repair Shop
- Brewing-on-Premise Establishment
- Catering Service
- Construction Company Contractor Establishment
- Tradesperson Establishment
- Industrial Use
- Plaza Complex
- Recreational Trailer & Service Establishment
- Rental Outlet
- Scientific Research Establishment
- Self-Storage Facility
- Transport Establishment

## 8610 HWY 7 (Parcel "B") is subject to a site-specific provision

The following is permitted in addition to the permitted uses of the Rural Industrial Zone:

- Farm Implement Dealer, including the sale and service of new and used farm implements and machinery
- Automobile Service/Gas Station or Public Garage
- Uses accessory to the foregoing including a residence
  - Motorcycle Sales Establishment
  - Furniture and Appliance Store
  - Nursery stock outlet
  - Restaurant
- Welding shop
- Veterinary clinic
- Antique store, or craft shop
- Motel

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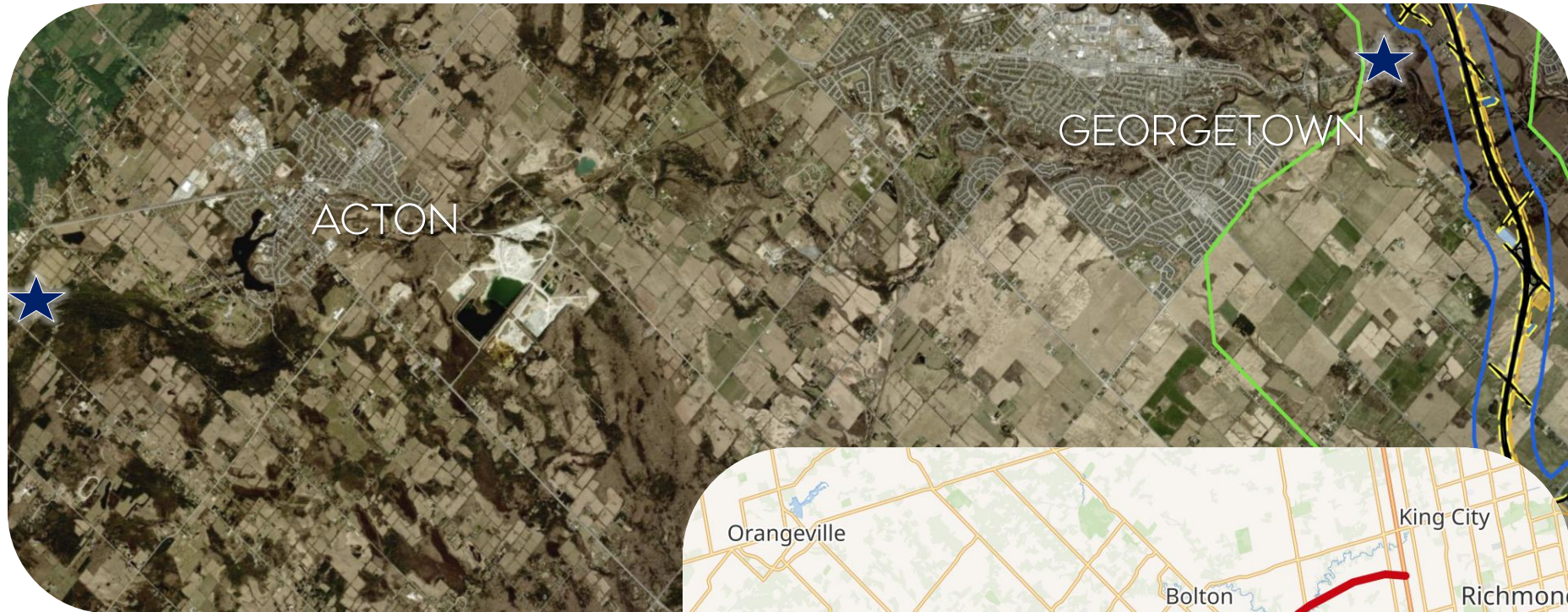


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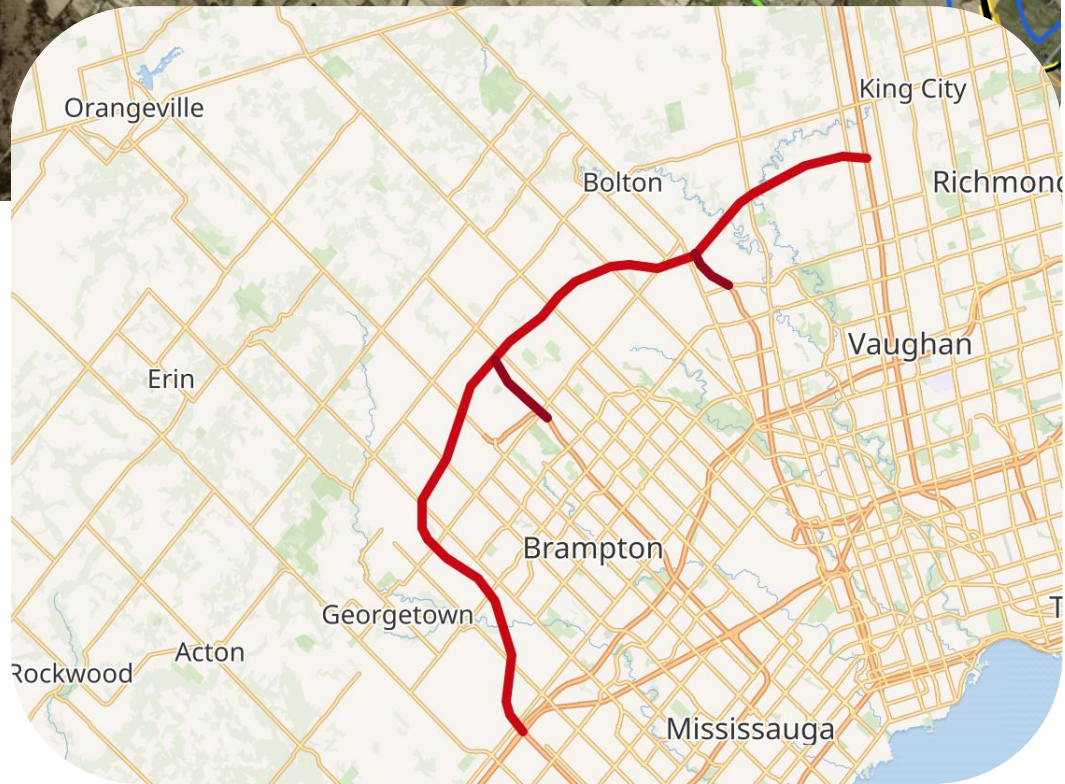
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# PROPOSED FUTURE HIGHWAY 413

★ 23 KM TO FUTURE HIGHWAY 413 ON-ROUTE



- New Proposed Highway would have positive impacts to properties west of Georgetown trying to connect to Highway 400
- This proposed four to six-lane highway backed by the Ford government that would provide a new 59-kilometre-long transit corridor from Highway 400 in Vaughan to the intersection of the 407 and the 401 at the Mississauga/Brampton border.
- According to the Provincial Government, the new highway will save 30 minutes during non-rush hour traffic for drivers travelling the entire length of the route compared to taking Highway 401 and Highway 400.



# CONTACT DETAILS



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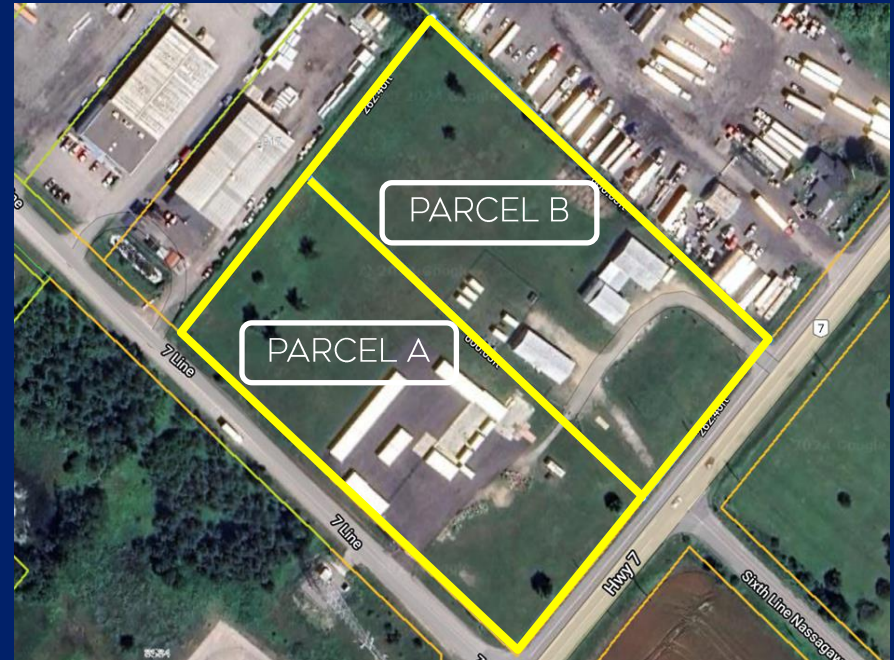
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