



Land for Sale

Aurora, ON

	Address	Total Size (Acres)	Developable (Acres)
Lot #1	350 First Commerce Drive	2.64	1.78
Lot #2	24 State Farm Way & N/S of State Farm Way	7.73	1.00
Lot #3	Block 10 on Plan 65M-3819	6.90	4.88
Total available		9.54	6.66

EACH PARCEL CAN BE PURCHASED INDIVIDUALLY



Property Details

	ADDRESS	TOTAL SIZE	DEVELOPABLE	TAXES (2023)
Lot #1	350 First Commerce Drive	2.64 acres	1.78 acres	\$28,256.00
SOLD	24 State Farm Way & N/S of State Farm Way	7.73 acres	1.00 acres	\$49,288.00
Lot #3	Block 10 on Plan 65M-3819	6.90 acres	4.88 acres	\$49,526.00
Total available		9.54 acres	6.66 acres	

INTERSECTION Leslie St. / Aurora Rd.

CURRENT USE Vacant

PROPOSED FUTUTRE USE Industrial

ASKING PRICE \$2.6M per acre

REPORTS COMPLETED

- ✓ Boundary
- ✓ Geotechnical Investigation
- ✓ Topographic
- ✓ Environmental Site Assessment Phase I & II



Zoning permits variety of commercial and industrial uses



Service: available on street



2 minutes proximity to highway 404



Within 15 minutes of highway 407 @ 404



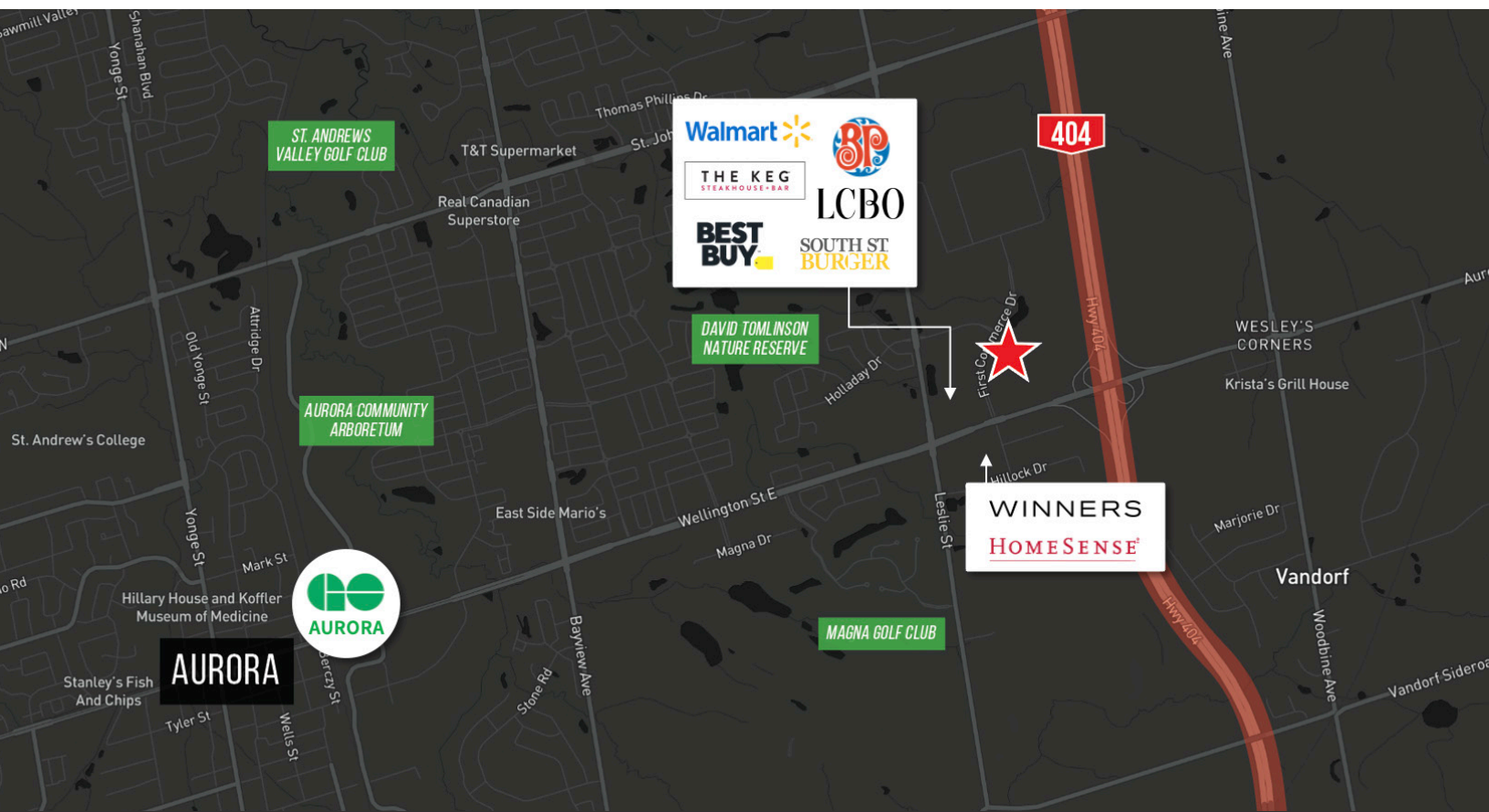
Within 30 minutes of highway 401 @ 404

All information and measurements to be confirmed by purchaser.



Today, Aurora is home to nearly 2,200 businesses and 65,000 residents. Aurora is known as one of Canada's wealthiest communities, not only for the education and success of its people, but also for its wealth and abundance of its natural heritage. Today, the pride of Aurora can be heard loud and clear from the many business leaders that make Aurora their home.



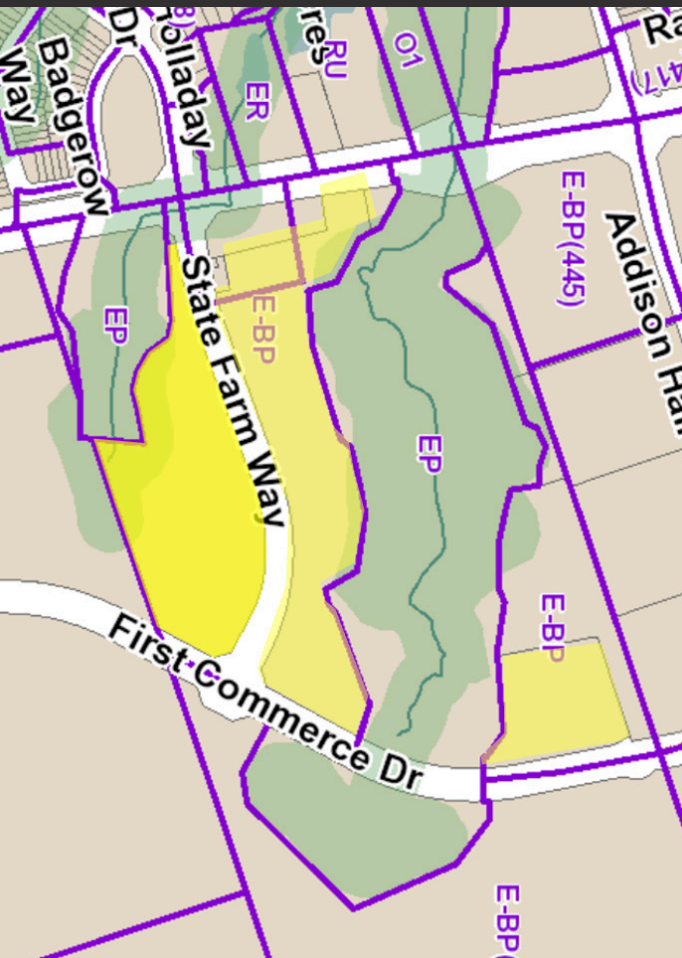


Drive Times
During non-traffic hours

30 mins to
Pearson Intl. Airport

45 mins to
Toronto Downtown

★ Subject Property



Zone E-BP Permitted Uses

- Convention Centre
- Day Care Centre
- Dry Cleaning Depot
- Fitness Centre
- Food Processing Establishment
- Hotel / Motel
- Industrial Uses
- Medical Marijuana Production
- Motor Vehicle Rental Office
- Offices
- Private Park
- Personal Service Shop
- Printing, media and communications establishment
- Club
- Research and Training Facility
- Restaurant
- Retail
- Theatre
- Warehouses

OFFICIAL PLAN: Employment Business Park under Bayview Northeast Area 2B Secondary Plan (all parcels).

◀ **Zoning Map**



★ Subject Property

For inquiries, please contact:

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