



 **JLL** SEE A BRIGHTER WAY

For Sale

Infill Development Opportunity

4 Mill St W, Tottenham, ON
Land Assembly

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Overview

This property is situated in the main intersection of Tottenham. Sitting on 1.12 acres of land, it offers both **exceptional infill development potential** and existing income-producing properties on site.



Location

Excellent location in the main intersection of Tottenham



Legal Addresses

- 4 Mill St. W.
- 14 Mill St. W.
- 13 Walkem Dr.
- 17 Walkem Dr.
- 12 Queen St. N
- 10 Queen St. N.



Lot Size

1.12 acres



Potential Redevelopment

- Zoning allows for more density on site
- Existing Sales centre available for a developer to use again



Zoning

DCC Zone



Frontage

3 Street frontages



Asking Price

\$3,890,000.00



Annual Net Income

\$102,587.00



Annual 2022 Taxes

\$31,512.37

Nearby Amenities

18 Km

Distance to Bolton
≈ 22 min drive

32km

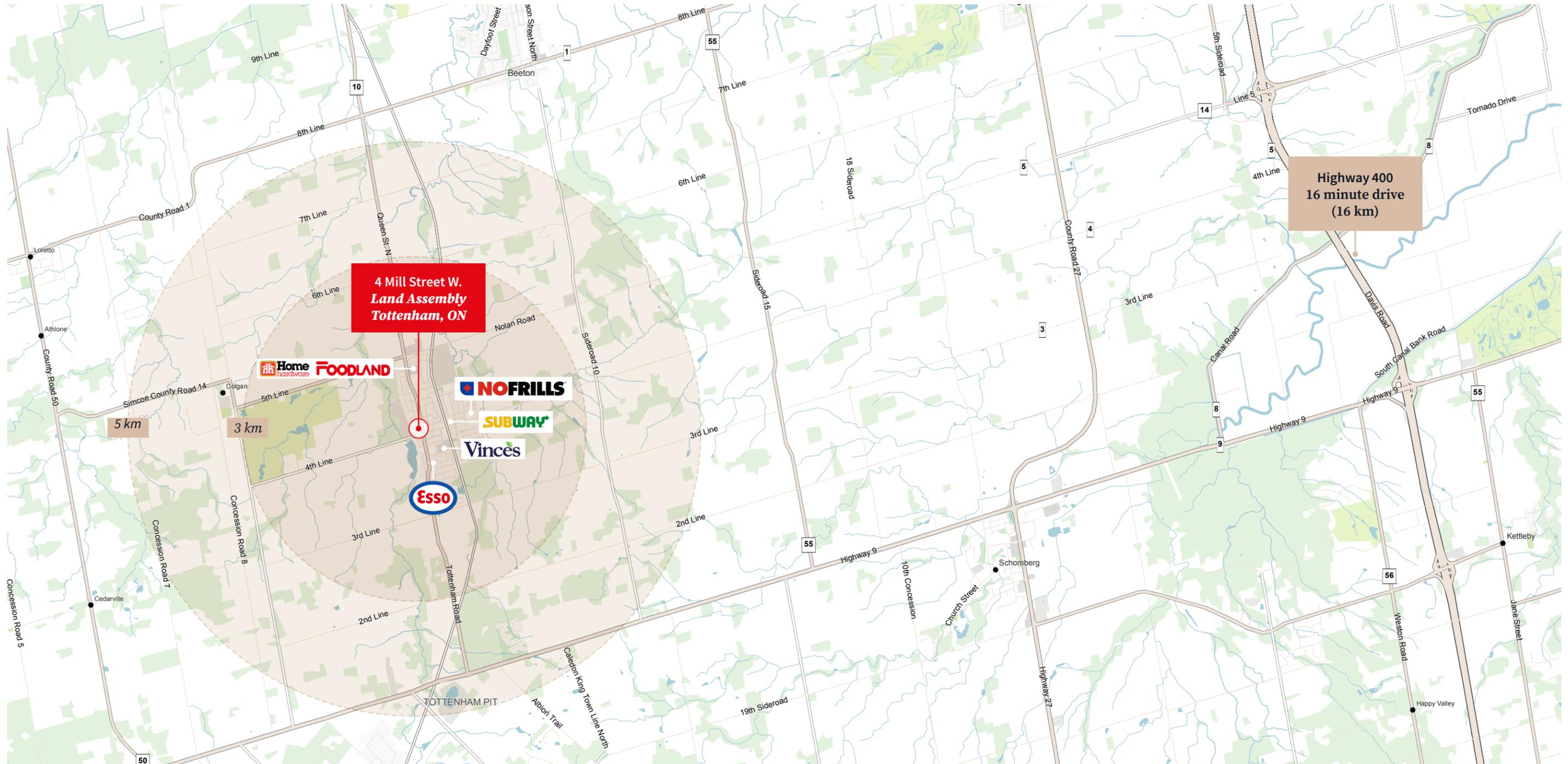
Distance to Newmarket
≈ 31 min drive

43 km

Distance to Brampton
≈ 44 min drive

39 km

Distance to Vaughan
≈ 38 min drive



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