

**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	<div><div><ul style="list-style-type: none"><li>• 4 Mill St. W.</li><li>• 14 Mill St. W.</li><li>• 13 Walkem Dr.</li></ul></div><div><ul style="list-style-type: none"><li>• 17 Walkem Dr.</li><li>• 12 Queen St. N</li><li>• 10 Queen St. N.</li></ul></div></div>	
	Lot Size	1.12 acres	
	Potential Redevelopment	<ul style="list-style-type: none"><li>• Zoning allows for more density on site</li><li>• Existing Sales centre available for a developer to use again</li></ul>	
	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

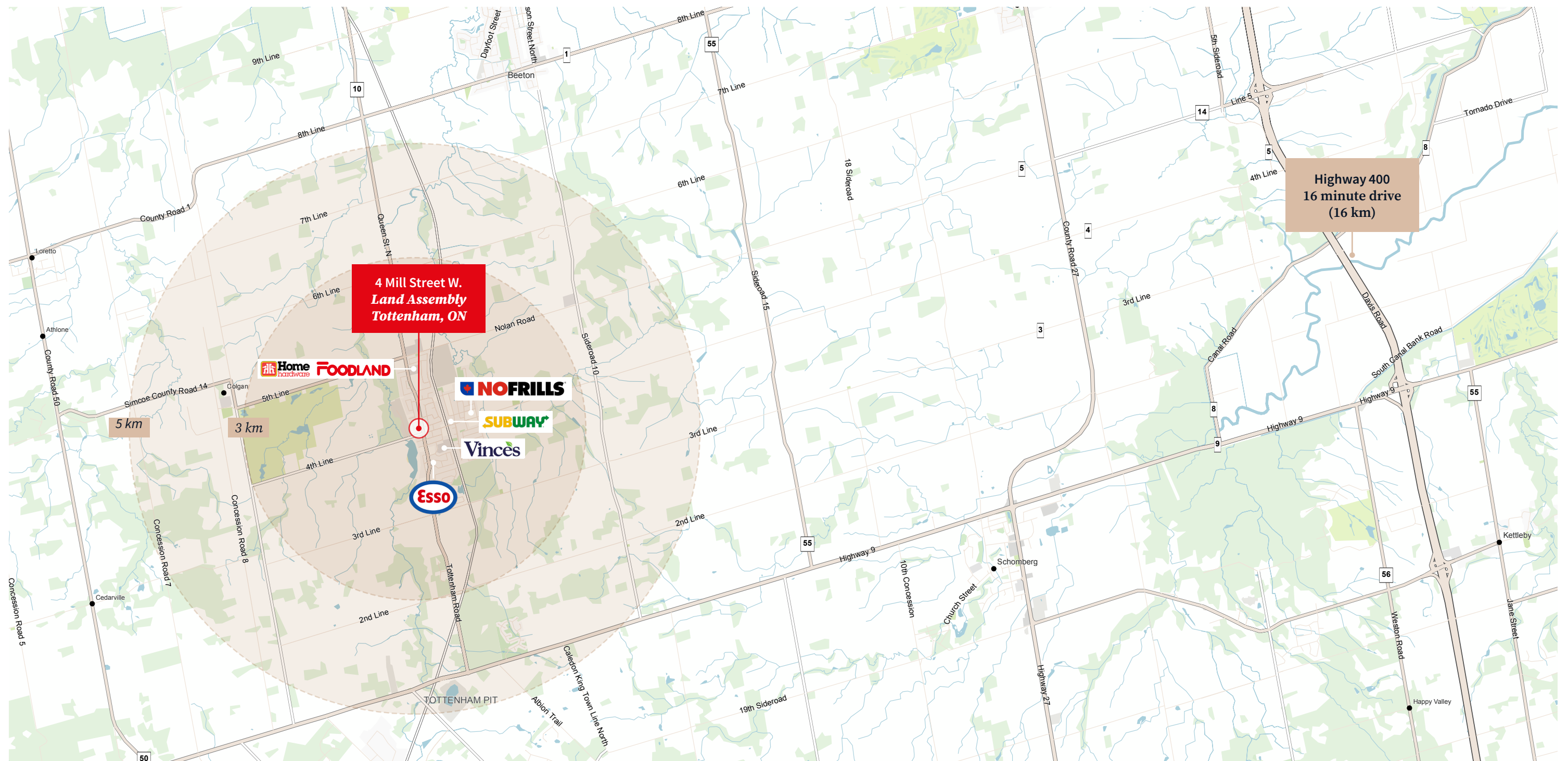
Distance to Newmarket  
 ≈ 31 min drive

**43 km**

Distance to Brampton  
 $\approx 44$  min drive

# 39 km

Distance to Vaughan  
≈ 38 min drive



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