

# 3833 & 3955-4057 4th Line BRADFORD, ON FOR SALE





# THE OPPORTUNITY

3833 - 4057 4th Line offers a unique opportunity to purchase two large parcels of land, totaling 307.575 acres with long-term redevelopment potential. One site provides a well-maintained +/- 25,000 SF production facility on 154 acres and the second site is 153.575 acres with a rented residential property.

The site is strategically positioned close to the Highway 400 corridor via 5th Line, providing quick access to the GTA.

The properties are zoned A & A\*24 (Agricultural) and includes EP (Environmental Protection Area), which permits a variety of agricultural uses and allows for outside storage.





# PROPERTY DETAILS

## Option #1: 3833 4th Line

Location	5th Line & Coffey Road
Total Size:	+/- 25,000 SF
Lot Size:	154 acres
Office Area:	10%
Industrial Area:	90%
Asking Price:	\$10,000,000
Property Taxes:	\$63,848.39 (2023)
Zoning:	A*24 (Agricultural) & EP (Environmental Protection Area)
Shipping:	1 Drive In   4 Truck Level
Comments:	<ul style="list-style-type: none"><li>• Large portion of the property in an Environmental Protected Area</li><li>• Property is improved with production facility, house to be torn down and farming out buildings</li><li>• Rear holding ponds associated with business operation</li><li>• Currently setup as a meat production plant</li><li>• Many agricultural uses available</li><li>• A restrictive covenant exists on the current meat production use</li></ul>

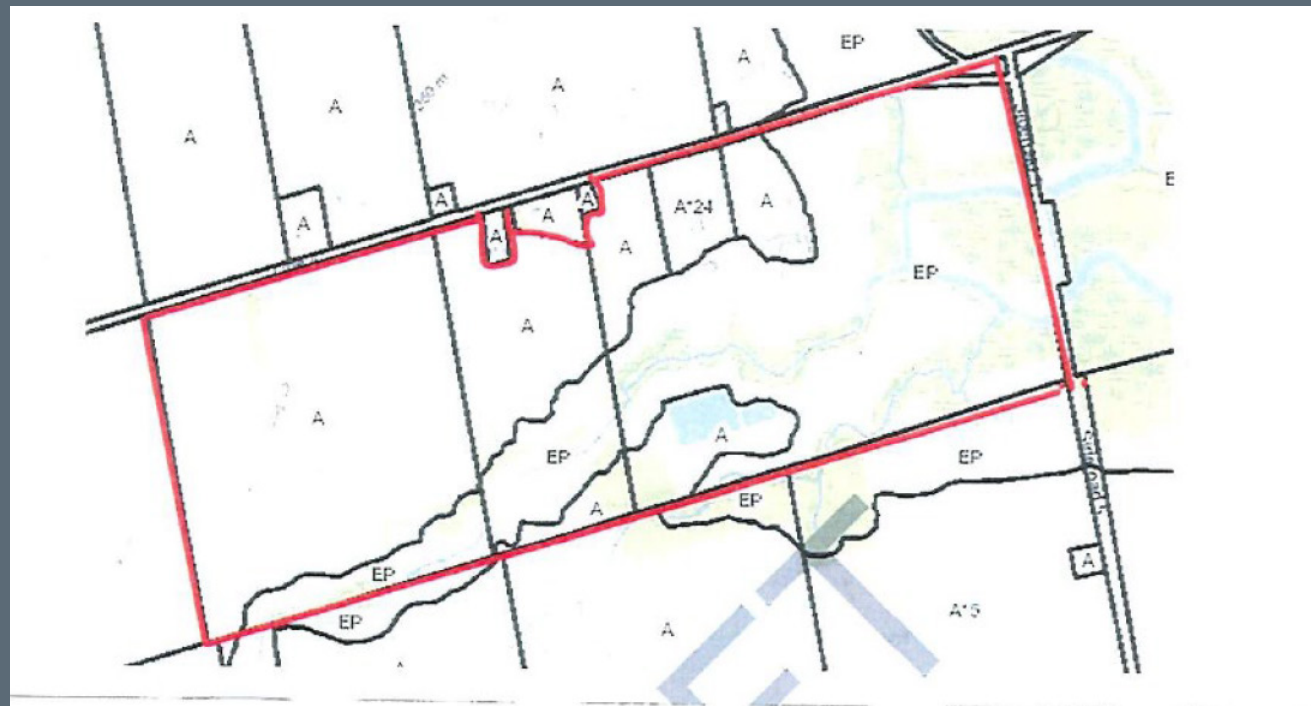




# PROPERTY DETAILS

## Option #2: 3955-4057 4th Line

Location	5th Line & Coffey Road
Lot Size:	153.575 acres
Asking Price:	\$9,000,000
Property Taxes:	\$24,220.41 (2023)
Zoning:	A (Agricultural) & EP (Environmental Protection Area)
Comments:	<ul style="list-style-type: none"><li>• Flat land parcel utilized for farming</li><li>• Portion of rear lies in an Environmental Protected Area</li><li>• Property is improved with a rented house</li></ul>





# PROPERTY DETAILS

## Option #3: 3833 & 3955-4057 4th Line

Location	5th Line & Coffey Road
Total Size:	+/- 25,000 SF
Lot Size:	307.575 acres
Office Area:	10%
Industrial Area:	90%
Asking Price:	\$19,000,000
Property Taxes:	\$88,068.80 (2023)
Zoning:	A (Agricultural), A*24 (Agricultural) & EP (Environmental Protection Area)
Shipping:	1 Drive In   4 Truck Level
Comments:	<ul style="list-style-type: none"><li>• Large portion of the property in an Environmental Protected Area</li><li>• Property is improved with production facility, house to be torn down and farming out buildings</li><li>• Rear holding ponds associated with business operation</li><li>• Currently setup as a meat production plant</li><li>• Many agricultural uses available</li><li>• A restrictive covenant exists on the current meat production use</li></ul>





# LOCATION MAP



**DRIVE TIMES:**

3.76 KM | < 5 MIN  
HIGHWAY 400

2.42 KM | 1 MIN  
HIGHWAY 27





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