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%

Comments:

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

 Large portion of the property in an Environmental Protected Area

> Property is improved with production facility, house to be torn down and farming out buildings

- Rear holding ponds associated with business operation
- Currently setup as a meat production plant
- Many agricultural uses available
- A restrictive covenant exists on the current meat production use





PROPERTY DETAILS

Option #2: 3955-4057 4th Line

5th Line & Coffey Road Location

Lot Size: 153.575 acres

\$9,000,000 Asking Price:

\$24,220.41 (2023) Property Taxes:

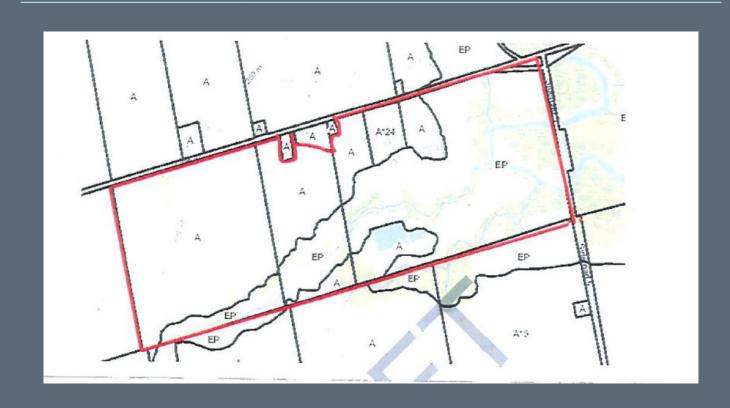
A (Agricultural) & EP (Environmental Zoning:

Protection Area)

Flat land parcel utilized for farming Comments:

Portion of rear lies in an Environmental Protected Area

Property is improved with a rented house





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)

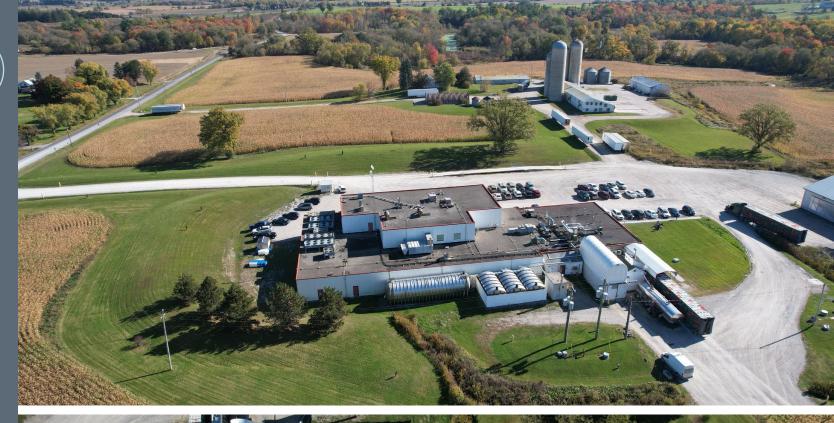
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Comments:

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LOCATION MAP



DRIVE TIMES:

3.76 KM | < 5 MIN HIGHWAY 400 2.42 KM | 1 MIN HIGHWAY 27





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