

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

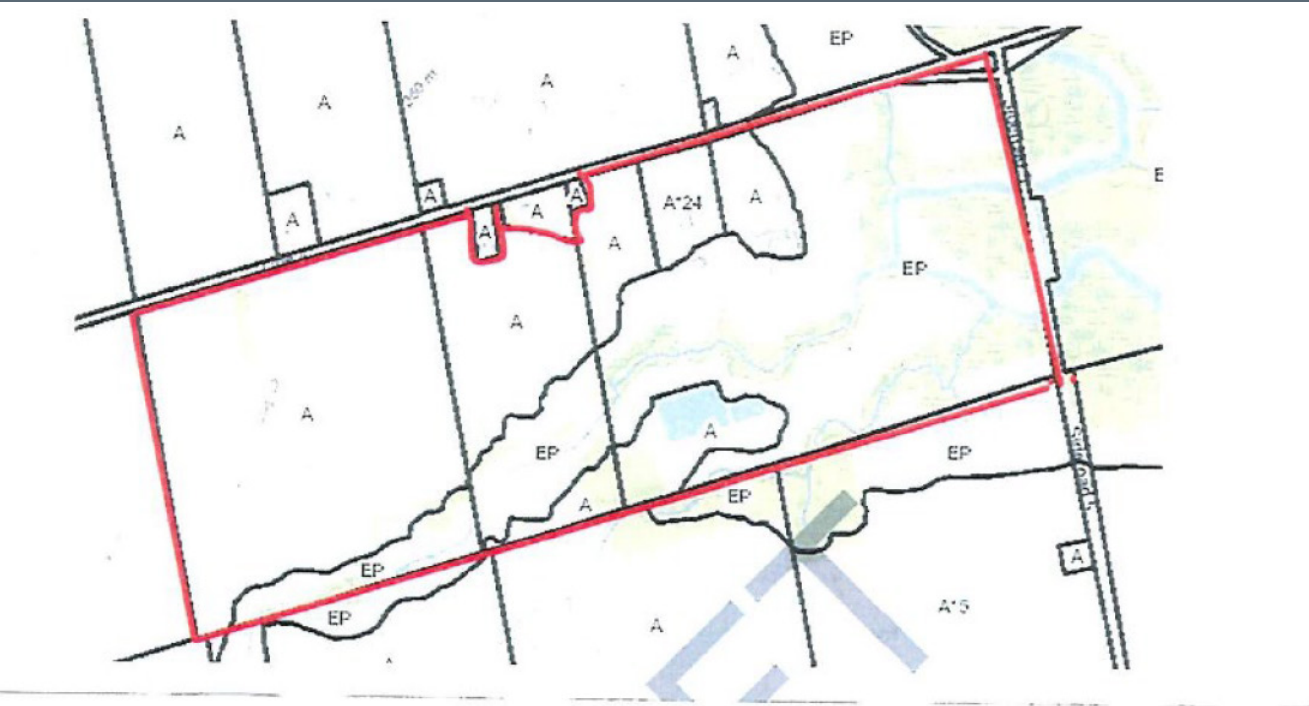
Location	5th Line & Coffey Road
Total Size:	+/- 25,000 SF
Lot Size:	154 acres
Office Area:	10%
Industrial Area:	90%
Asking Price:	\$10,000,000
Property Taxes:	\$63,848.39 (2023)
Zoning:	A*24 (Agricultural) & EP (Environmental Protection Area)
Shipping:	1 Drive In 4 Truck Level
Comments:	• Large portion 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

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:	• Flat land parcel utilized for farming • Portion of rear lies in an Environmental Protected Area • Property is improved with a rented house



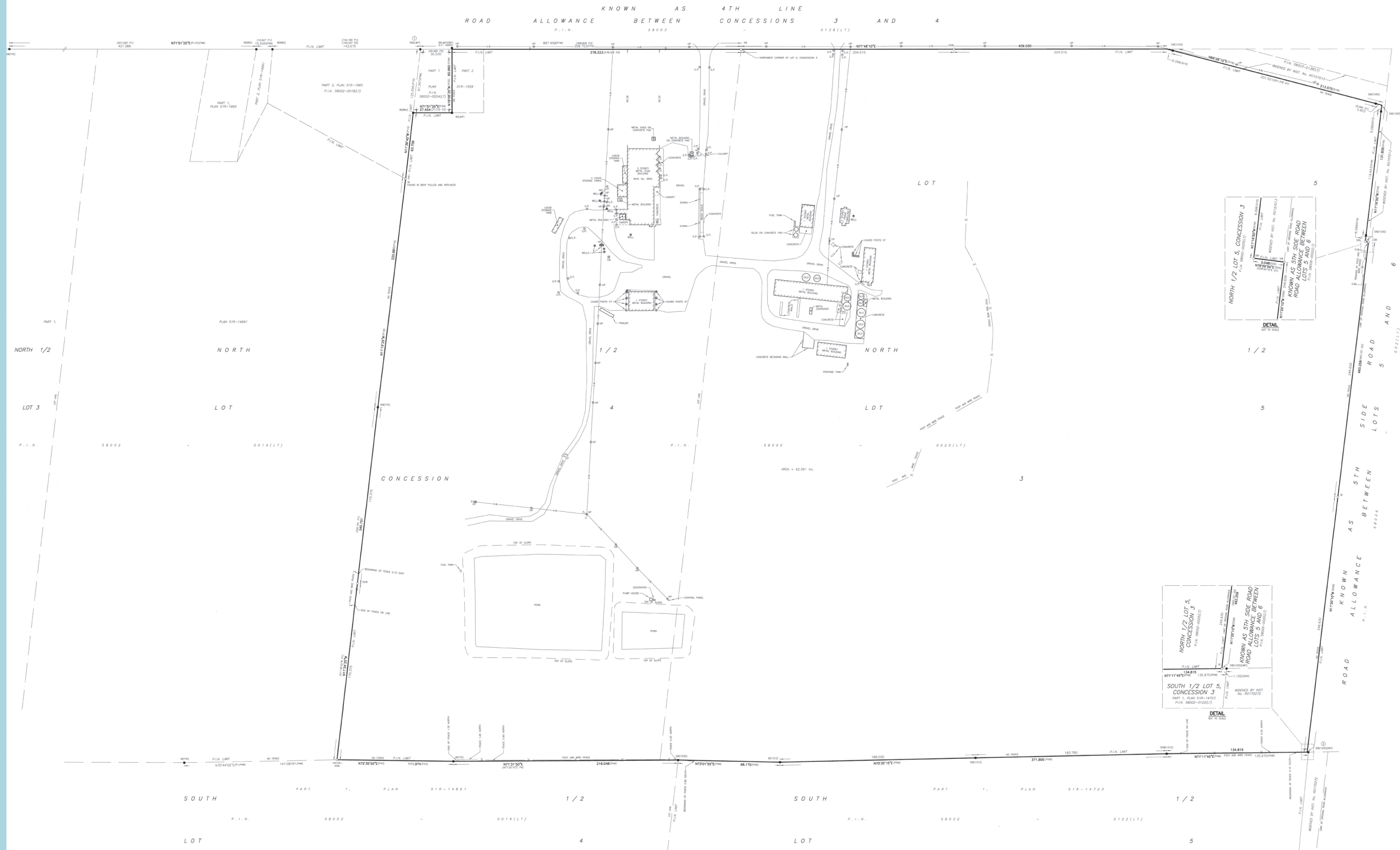
PROPERTY DETAILS

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)
Shipping:	1 Drive In 4 Truck Level
Comments:	• 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



SITE PLAN



PLAN OF SURVEY
OF PART OF
LOTS 4 AND 5
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF WEST GUILDFORD)
COUNTY OF SIMCOE
SCALE 1:1000
THE INTENDED PLAT SIZE OF THIS PLAN IS 1524mm IN WIDTH
BY 914mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000
J. ANDREW SMITH
ONTARIO LAND SURVEYOR



LOCATION MAP



DRIVE TIMES:

3.76 KM | < 5 MIN
HIGHWAY 400

2.42 KM | 1 MIN
HIGHWAY 27



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