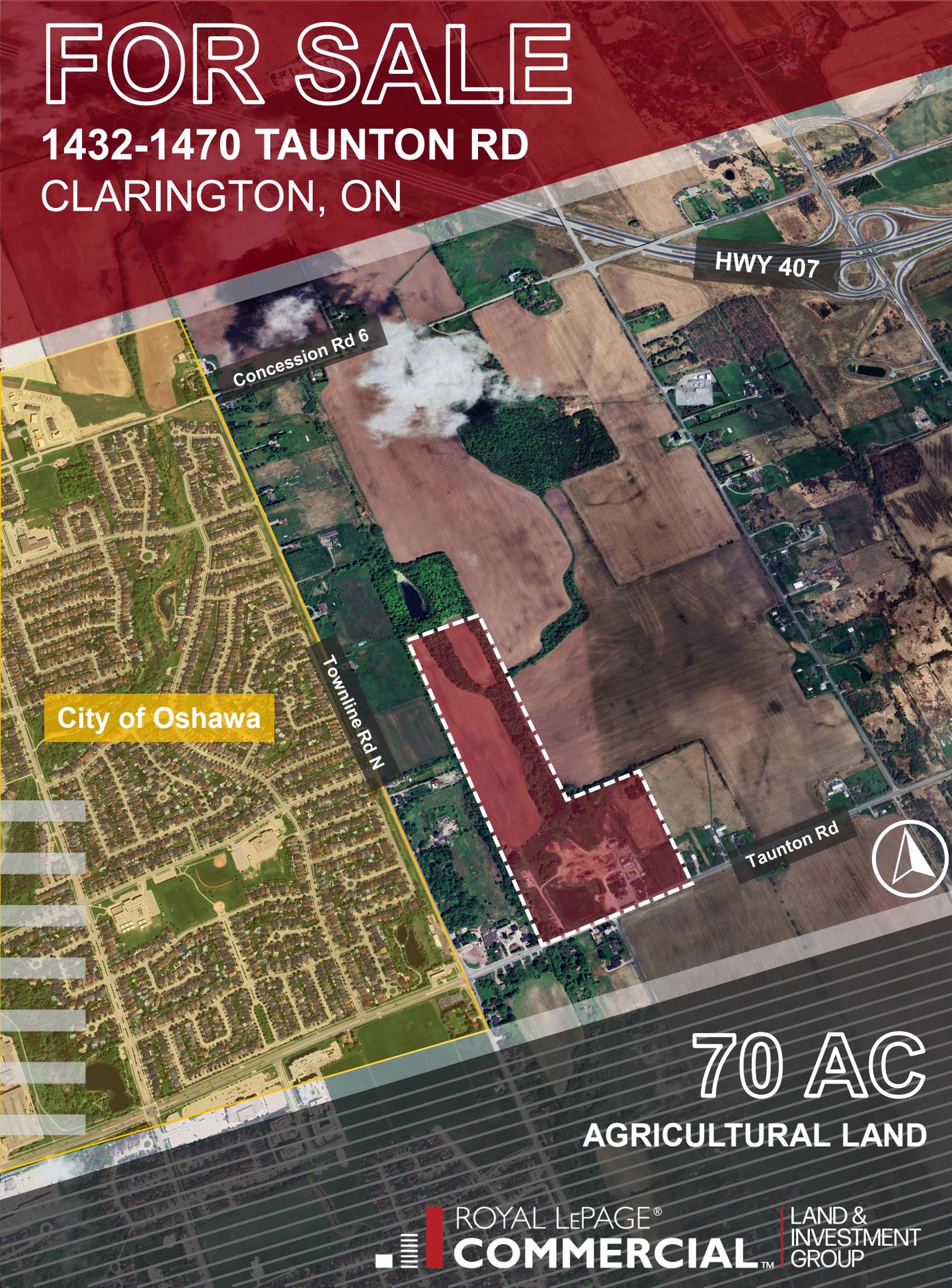


FOR SALE

1432-1470 TAUNTON RD
CLARINGTON, ON



HWY 407

Concession Rd 6

City of Oshawa

Townline Rd N

Taunton Rd



70 AC

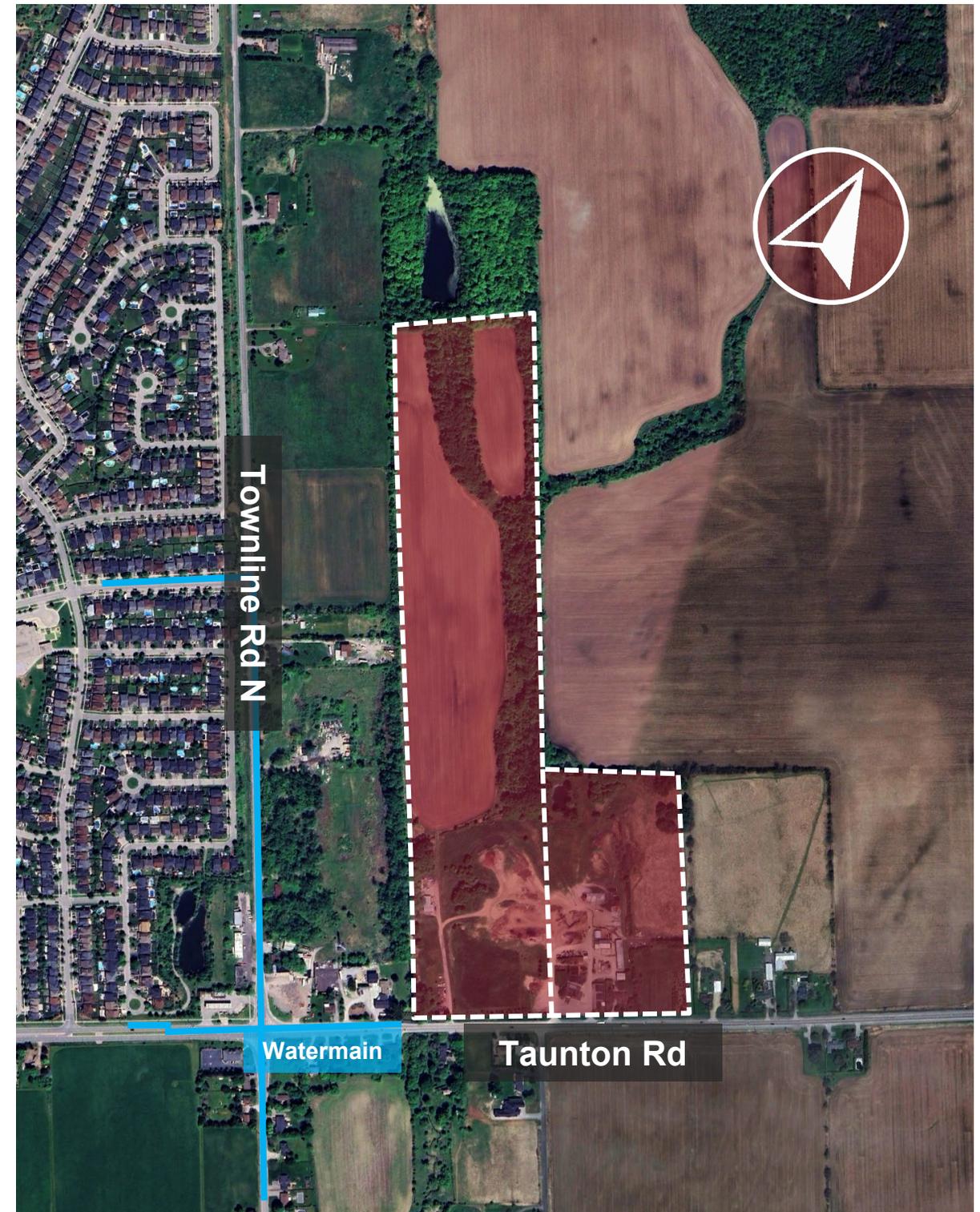
AGRICULTURAL LAND

OPPORTUNITY SUMMARY

Approximately 70 acres of agriculture land located on the intersection of **Townline Rd N** and **Taunton Rd** in **Clarington**.

- Conveniently located with ease of access to Highway 401, 407, 412 including distances to on- and off-ramps.
- Close to major retail shopping areas, plazas, and large retail stores within a practical distance from the subject property.
- Successful owner is operating a landscaping company for 2 generations, with 7 properties and assets on the land.
- **Clarington** is a business-friendly, investment-ready destination that offers a wealth of opportunities for business growth, relocation and expansion. With a budding economy, the Municipality continues to attract and support new business and infrastructure investment.
- Total Population is 101,427 and growing with \$112,000 median household income. Total Labour Force of 52,810.
- Servicing line watermain is at the southwest corner of Taunton Rd.

Lot Size	69.9AC
OP Designation	PRIME AGRICULTURE
Zoning	AGRICULTURE, RESIDENTIAL, COMMERCIAL
Current Use	RESIDENTIAL, COMMERCIAL



PROPERTY SNAPSHOT



BUSINESS OVERVIEW

A well-established, reputable and profitable landscaping supplies business in Clarington for sale.

- **Asset Type:** Operating Landscaping Business and Real Estate (Land)
- **Business Overview:** 60 years in operation, proudly operated and serviced by 2 generations. The business offers landscaping supplies including Topsoil such as compost, mulches and aggregates & Triple soil mix, the best seller.
- **Land Details:** Close to 70 acres of farmland, just East of Townline Rd with potential for expansion, where the West of Townline Rd is Residential Land.

The combination of this successful business with its own land presents a unique and attractive investment opportunity, offering stability and potential for future growth.

We believe this listing will be of significant interest to a variety of potential buyers, including existing landscaping companies looking to expand their operations or acquire land, entrepreneurs seeking to enter the landscaping industry with a solid foundation, and investors looking for a business with tangible real estate assets.

We have prepared a comprehensive information package with further details, including financial information, equipment lists, and property specifics. We are eager to discuss this listing further and collaborate with you to identify potential leads within your network.



THE OFFERING PROCESS

ADDITIONAL INFORMATION

The Land & Investment Group has been retained by the vendor as the exclusive advisor to seek offers for the disposition of 1432-1470 Taunton Rd in Clarington.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

OFFER SUBMISSION

The Property is being offered on an unpriced basis. Seller seeks best price and terms.

For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Sunny Ren.

Royal LePage YCR, Brokerage

187 King St E, Toronto, ON M5A 1J5
8854 Yonge St, Richmond Hill, ON L4C 0T4



LEAD ADVISORS

Sunny Ren, MBA

Commercial Sales & Investment
Cell: 416.896.6398
sunnyren@land-investmentgroup.ca

Renato (Ron) Viele*

Sr. VP, Land & Investment Group
Cell: 416.726.4358
rviele@land-investmentgroup.ca

Arash Fatemi*

VP, Capital Markets
Cell: 416.910.4726
afatemi@land-investmentgroup.ca



*Com. Broker