

FOR SALE

7820 10th SIDE ROAD

INNISFIL, ON



88 AC
FUTURE
DEVELOPMENT LAND



ROYAL LEPAGE®

COMMERCIAL™

LAND &
INVESTMENT
GROUP

OPPORTUNITY SUMMARY

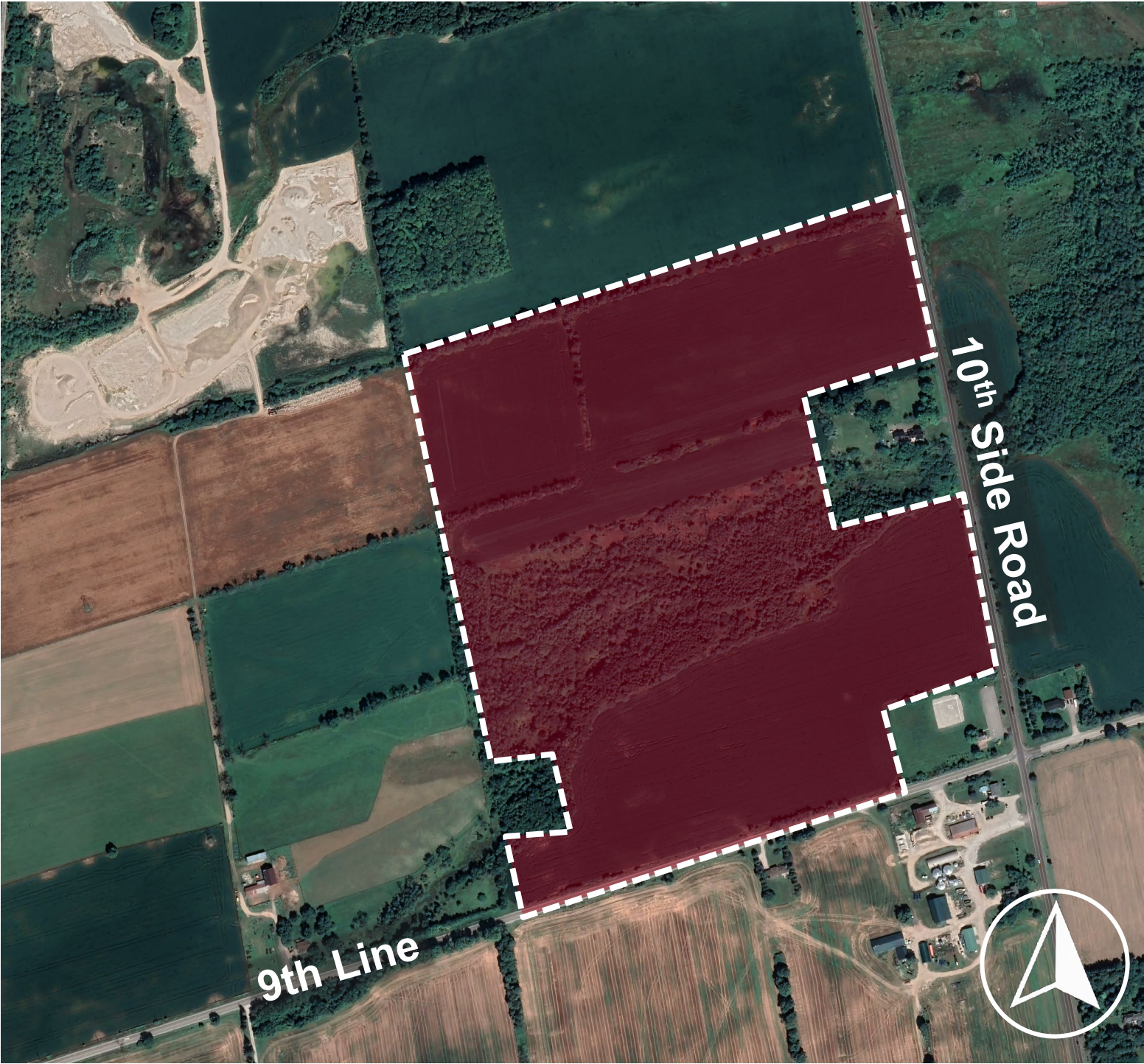
The property is located in the Town of Innisfil, immediately outside of the Strategic Settlement Employment Area (SSEA).

That, along with immediate proximity to Barrie’s employment designated lands, represents a future development opportunity, subject to amendment of the Official Plan.

The SSEA boundaries have been expanded from time to time, most recently in 2020.

- Projected developable area of the subject property is between 56.3 and 59.6 acres;
- Located within 660m of the upcoming water and wastewater servicing;
- Serviced by the existing HWY 400 interchange at Innisfil Beach Rd and the proposed McKay Rd;
- Access to the growing labour pool created by Barrie and Innisfil population growth;
- Access to natural gas from 10th Side Road;
- Thousands of adjacent acres owned by major developers and users

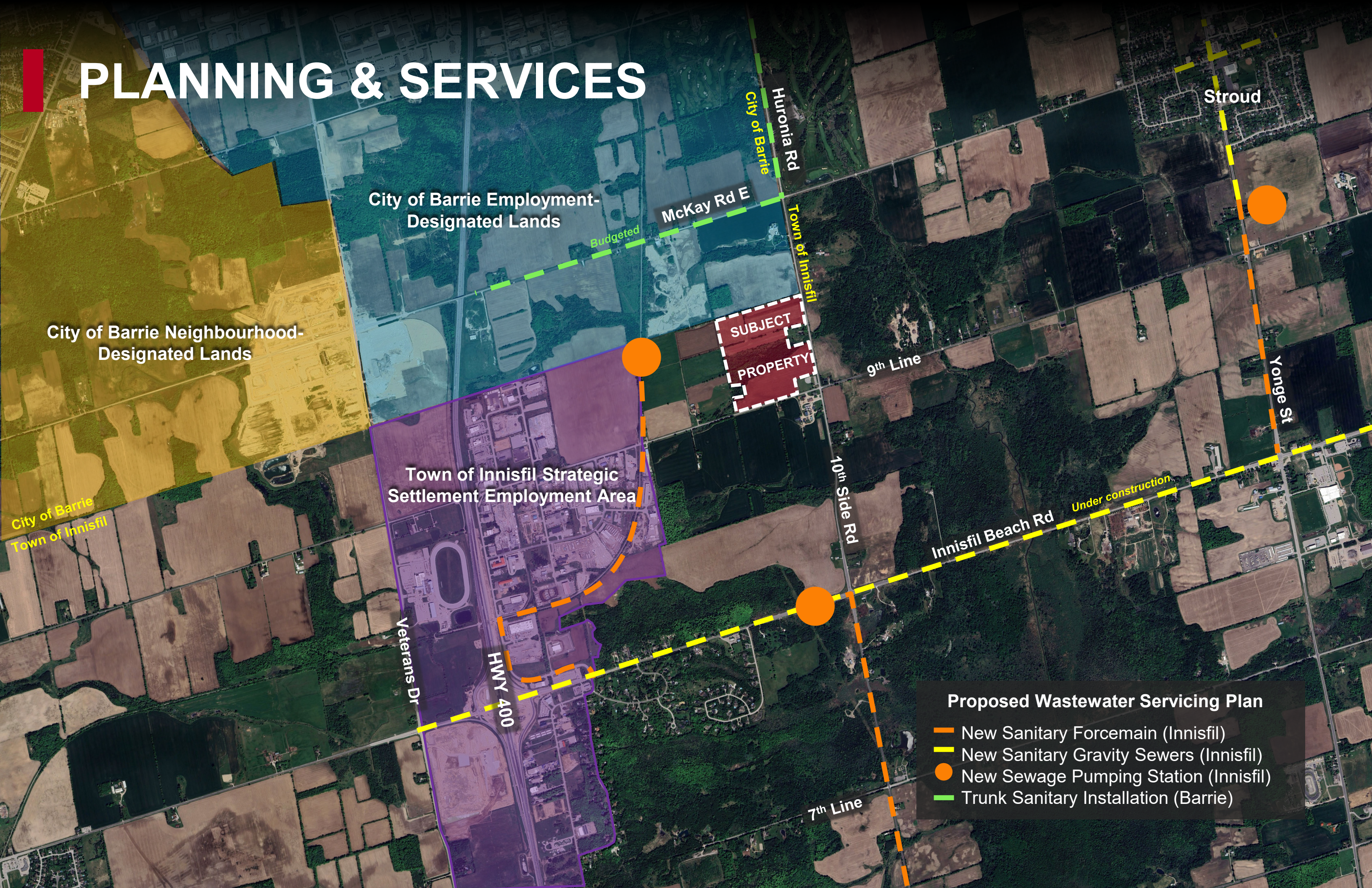
Lot Size	87.8 ac
OP Designation	Agricultural
Zoning	“Ag” – Agricultural
Official Plan	Innisfil Official Plan Nov 2018
Current Use	Crop farm w/o residence
PIN	580980185



AREA DEVELOPERS



PLANNING & SERVICES



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 7820 10th Side Road in Innisfil.

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

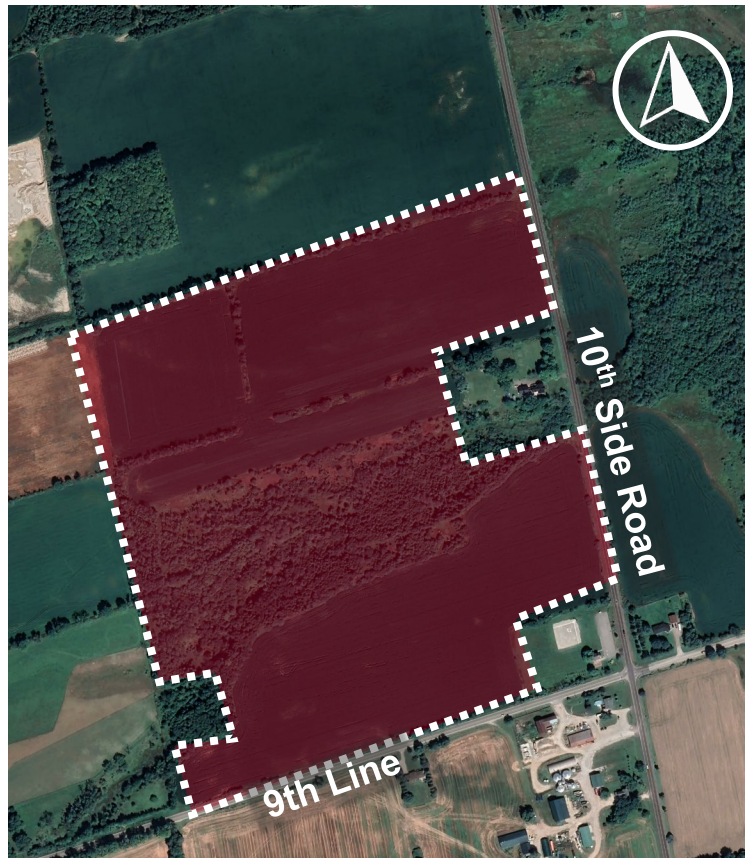
OFFER SUBMISSION

The Property is being offered on an unpriced basis. Seller seeks best price and terms, based on the investment opportunity. For additional information, please contact one of the listing advisors below. All offers are requested to be submitted to Tom Suleymanov, Renato Viele or Arash Fatemi.

Royal LePage YCR, Brokerage

187 King St E, Toronto, ON M5A 1J5

8854 Yonge St, Richmond Hill, ON L4C 0T4



LEAD ADVISORS

Tom Suleymanov*

Commercial Sales & Investment
Cell: 416.835.2593
tsuleymanov@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

