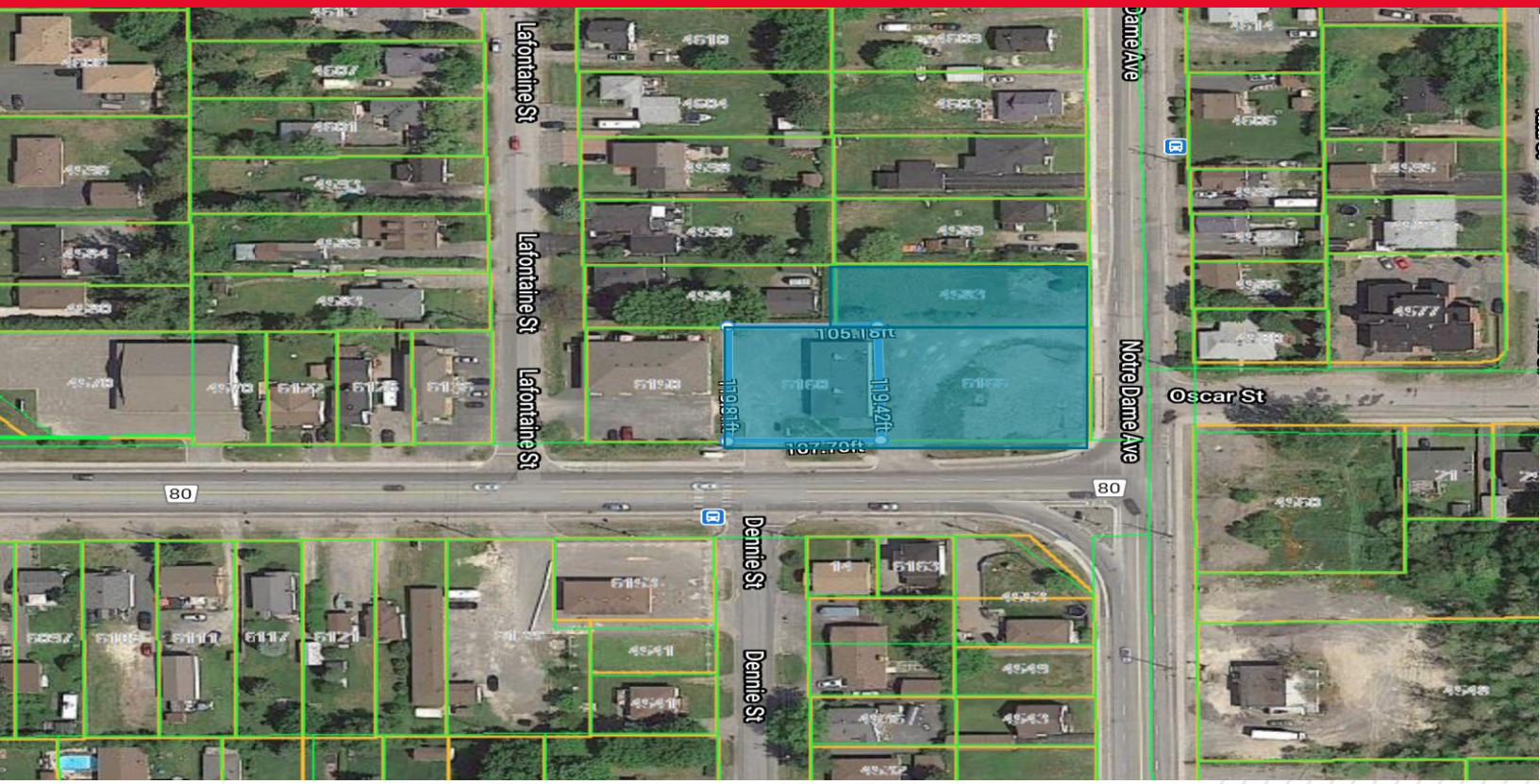
FOR SALE

6160 HIGHWAY 69 NORTH
HANMER, ON, P3P 1K6

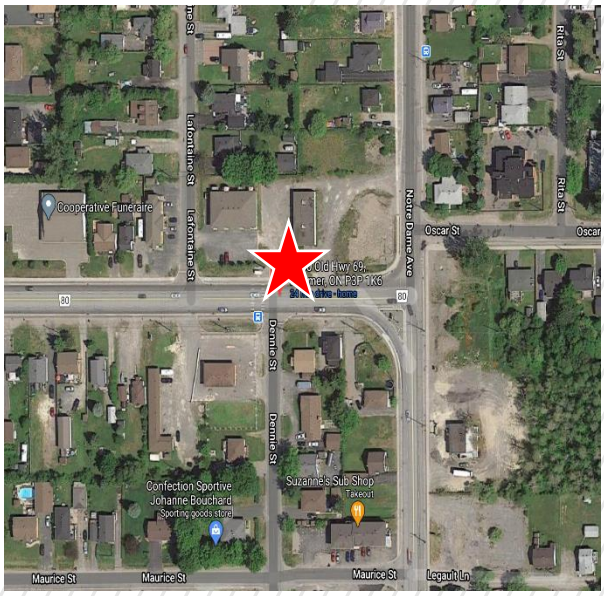


HIGH TRAFFIC DEVELOPMENT SITE

Great opportunity to make this commercial zoned land your own at a busy intersection. Ideal site for commercial or multi-unit residential development, subject to list of use restrictions to be included in negotiated Agreement.

BUILDING SF	3,200
LAND SF	41,903
YEAR BUILT	Unknown
PARKING	Common
TRAFFIC COUNTS	Approximately 10,327 per day

SIGNAGE TYPE	None
1-MILE (POP.)	5,640
3-MILE (POP.)	14,168
MED. INCOME	$127,584 / year
SPACE USE	Vacant



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Broker of Record
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FOR SALE

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HANMER, ON, P3P 1K6

SITE READY FOR YOUR DEVELOPMENT PLANS

Large development site at corner of MR80 and Notre Dame Ave in Hanmer (formerly Hanmer Hotel). 3 PINS with approx. 1 acre of C2 General Commercial Zoning and includes an existing slab on grade structure approximately 3,200 sq. ft currently vacant and split into 2 separate spaces (in need of repairs). Ideal site for commercial or multi-unit residential development, subject to list of use restrictions to be included in negotiated Agreement.



LEGAL INFORMATION

TAX PARCEL ID	735030480, 735031301, 735031300
2020 RE TAXES	$15,375.73
ZONING	C2 – General Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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