

FOR SALE

Infill Townhouse Site, East Mississauga



Infill Townhouse Site (10 Freehold Townhouse Units) - OMB Approved Tyneburn Crescent, Mississauga

OPPORTUNITY

This site provides a residential builder with a unique opportunity to purchase an approved 10 unit freehold infill townhouse site in an established neighbourhood in east Mississauga. Services are at the lot line.

John Morrison, B.A. (Hons), PLE

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These statements are based upon the information furnished by the principle and sources, which we deem reliable – for which we assume no responsibility. This submission is made subject to prior sale, change in price or terms, or without notice. Prospective purchasers or tenants should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation.

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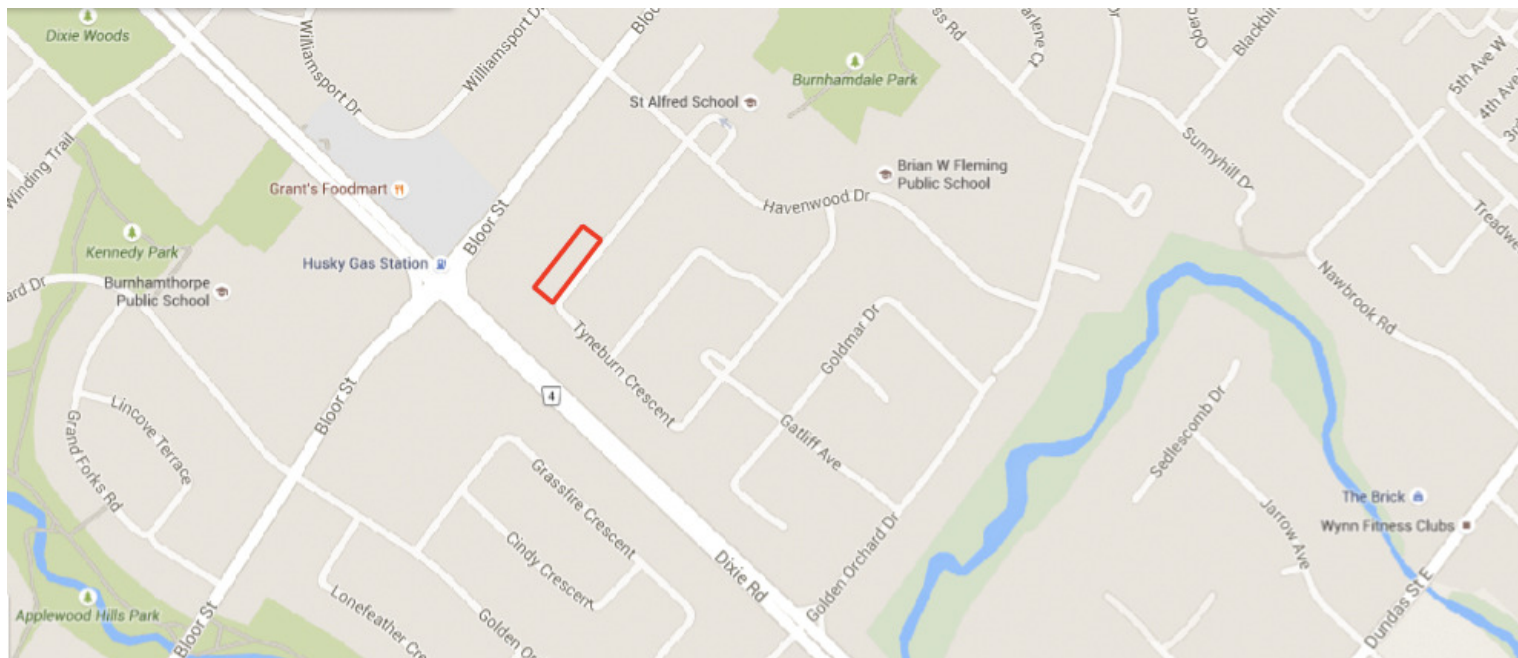
SITE DETAILS

The subject 0.51 acre site, with frontage on Tyneburn Crescent, is in the process of being severed (expected completion date - July/Aug 2015) from the property on which an eight storey rental apartment is located at 1440 Bloor Street East, at the south east corner of Dixie Road and Bloor Street East in east Mississauga. The site will have 287.7 feet frontage on Tyneburn Crescent and a depth of 80.4 feet. The RM5-EXCEPTION zoning permits a ten unit freehold infill townhouse project which was approved by the Ontario Municipal Board. The proposed infill townhouse lot sizes are approximately 25 feet 7 inches wide and 80.4 feet deep and total 2,057 sq ft. Services are available on Tyneburn Crescent.

The proposed freehold street townhouses GFA will be approximately 2,368 sq ft per unit (1.15 times the individual lot areas). The Buyer will be responsible for obtaining Site Plan Approval and paying Development Charges and Cash in lieu of Parkland.

OFFERING PROCESS

Offers are to be submitted to the Listing Agent prior to 2pm on Wednesday July 8th, 2015 and offers will be reviewed after that time. Offers may be emailed, faxed, or dropped off at the Listing Agent's office. Please allow a 48 hour irrevocable.



ASKING PRICE: \$1,900,000

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