

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

BURLINGTON MTSA LANDS FOR SALE

BBSREALTY.COM

\$11,000,000
ASKING PRICE

4.88
ACRES

**OP CONDITIONALLY
APPROVED**

POWER OF SALE



2070, 2078 Queensway Drive, Burlington, ON

4.88 acres of land in a prime location right next to the Burlington GO Station. This parcel is surrounded by increased intensification and is identified as a Strategic Growth Area, within the Major Transit Station Area with possible heights up to 45 stories. Excellent access to highways, shopping centers, and business centers nearby make this property an excellent infill development opportunity in the growing city of Burlington.

John Edward Macnamara
Sales Representative
Senior Vice President

Office: 905.529.5900 Ext. 212
Email: mariutti@bbsrealty.com

Paul Mariutti
Sales Representative
Senior Vice President

Office: 905.529.5900 Ext. 212
Email: mariutti@bbsrealty.com

Mike Beaudoin
Sales Representative

Direct: 905.978.3770
Email: michael@bbsrealty.com

HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

BURLINGTON MTSA LANDS FOR SALE

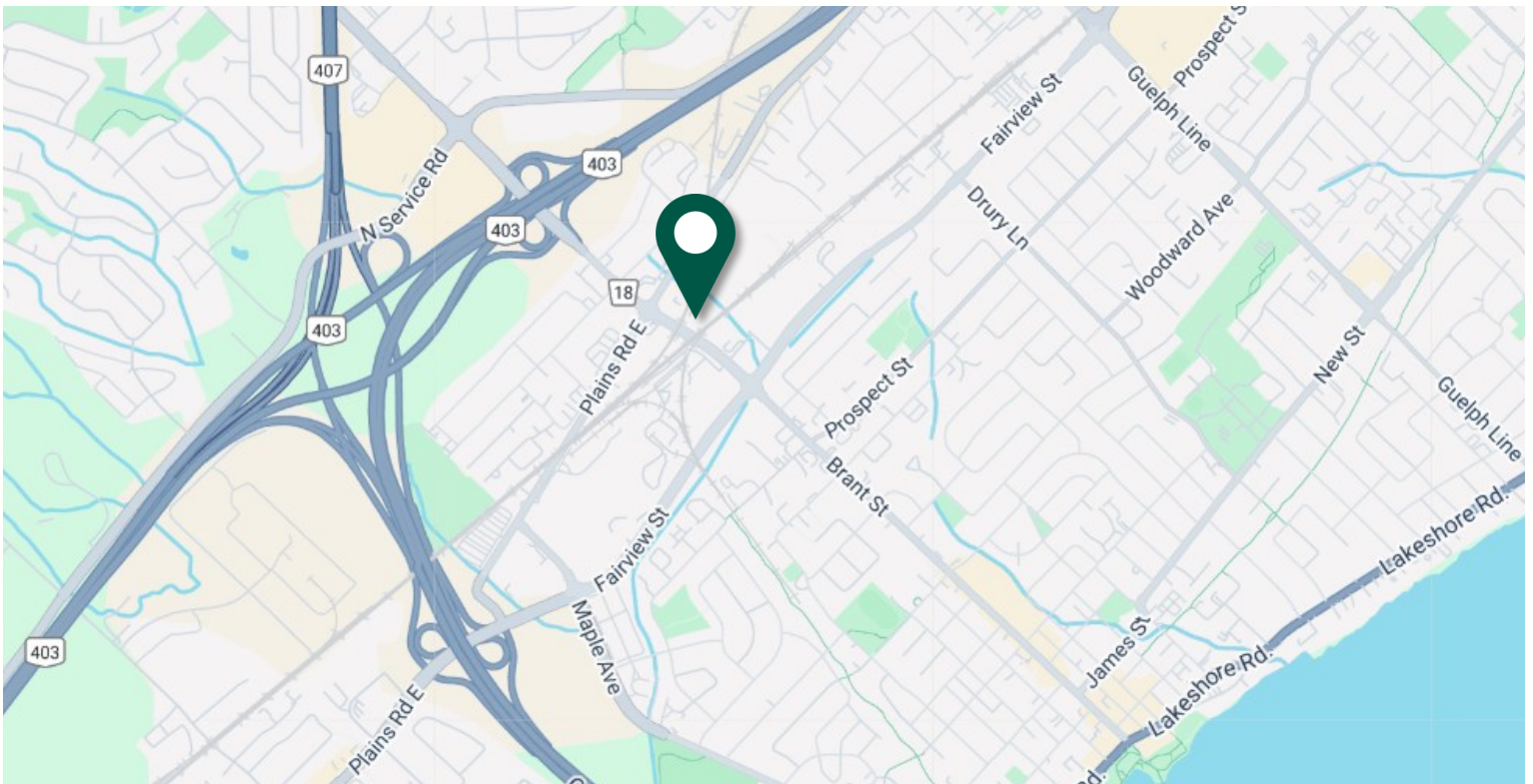


PROPERTY DATA

SIZE	4.88 acres
TAXES (2024)	\$46,107.07
NUMBER OF PARCELS	4
SPECULATIVE MAX HEIGHT	45 stories
ZONING	GE2

PROPERTY DETAILS

- site is gravelled, fenced and utilized for outdoor storage and is generally level and at grade
- subject property has various designations within the City's Adopted Official Plan including Lands Designated for Employment Uses, Region of Halton Employment Area and MTSA Special Planning Area as well as being within the Primary Growth Area



HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.