

**FOR SALE**

**BLAIR  
BLANCHARD  
STAPLETON**

HALTON LTD.  
REAL ESTATE BROKERAGE



**3050**

**HARVESTER ROAD  
BURLINGTON, ON**

**\$4,600,000.00**

Asking Price

**\$88,170.00**

Annual Taxes  
(2025)

**32,742**

Square Feet

- ▶ 2 storey office building for sale on 1.57 acres of land
- ▶ Redevelopment, owner-user play, or renovate and rebrand the building
- ▶ Endless opportunities

**Lot Size:** 1.57 acres   **Lot Front:** 350 ft   **Lot Depth:** 198 ft   **Zoning:** H-BC1-333

**Kevin J. McAleese**

Broker of Record

905-634-4567

[mcaleese@bbsrealty.com](mailto:mcaleese@bbsrealty.com)

**Rod Wright**

Sales Representative

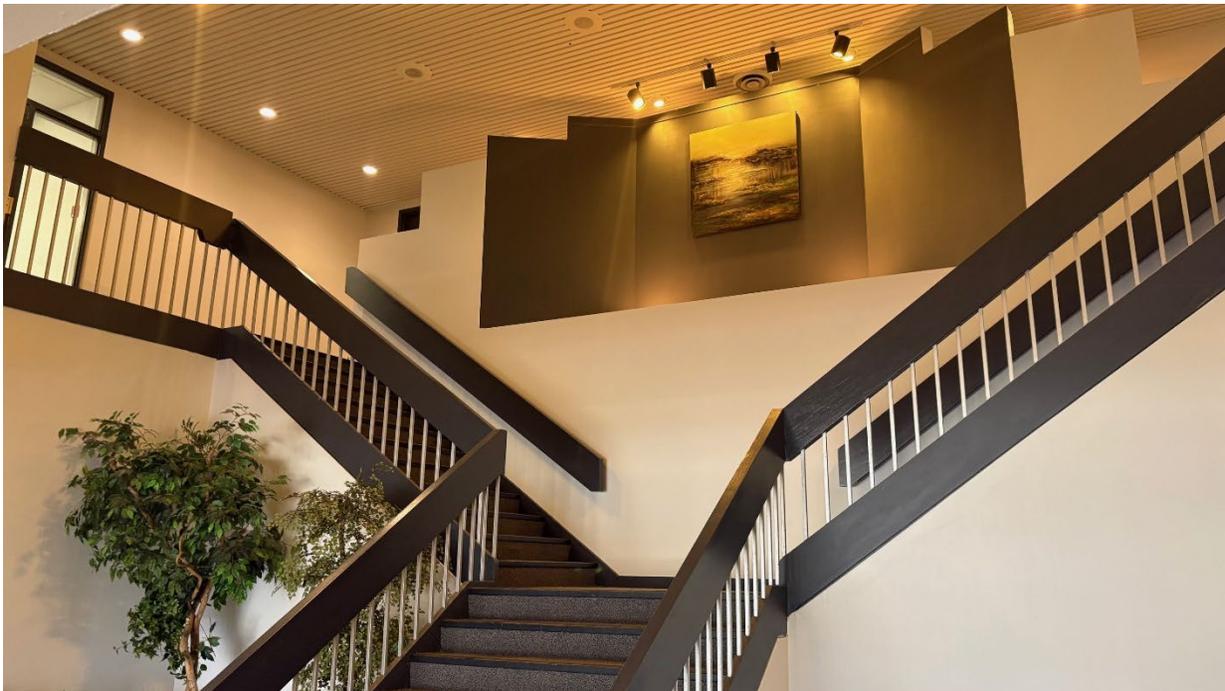
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# 3050

**HARVESTER ROAD  
BURLINGTON, ON**

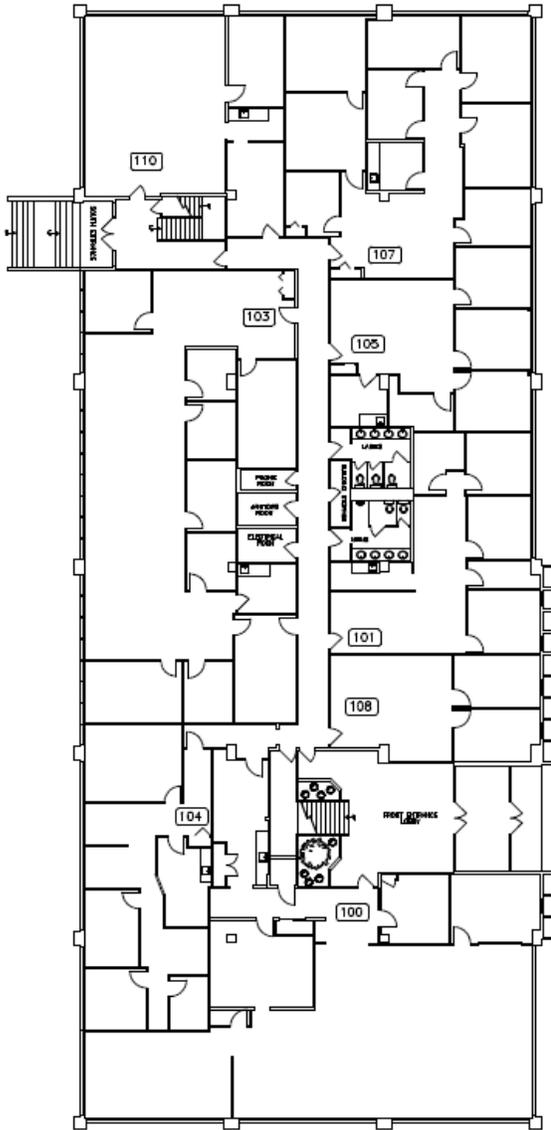


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5500 North Service Road, Suite 204,  
Burlington, ON L7L 6W6  
O: 905.634.4567 F: 905.637.8724

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SUITE #	USABLE AREA	RENTABLE AREA
100	3,265 SQ. FT.	3,686 SQ. FT.
101	1,169 SQ. FT.	1,334 SQ. FT.
103	3,036 SQ. FT.	3,464 SQ. FT.
104	1,294 SQ. FT.	1,501 SQ. FT.
108	732 SQ. FT.	835 SQ. FT.
107	2,042 SQ. FT.	2,331 SQ. FT.
105	1,104 SQ. FT.	1,260 SQ. FT.
110	1,307 SQ. FT.	1,416 SQ. FT.

PREPARED FOR:  
BLAIR  
BLANCHARD  
STAPLETON

LOCATION:  
FIRST FLOOR:  
3050 HARVESTER ROAD  
BURLINGTON, ONT.



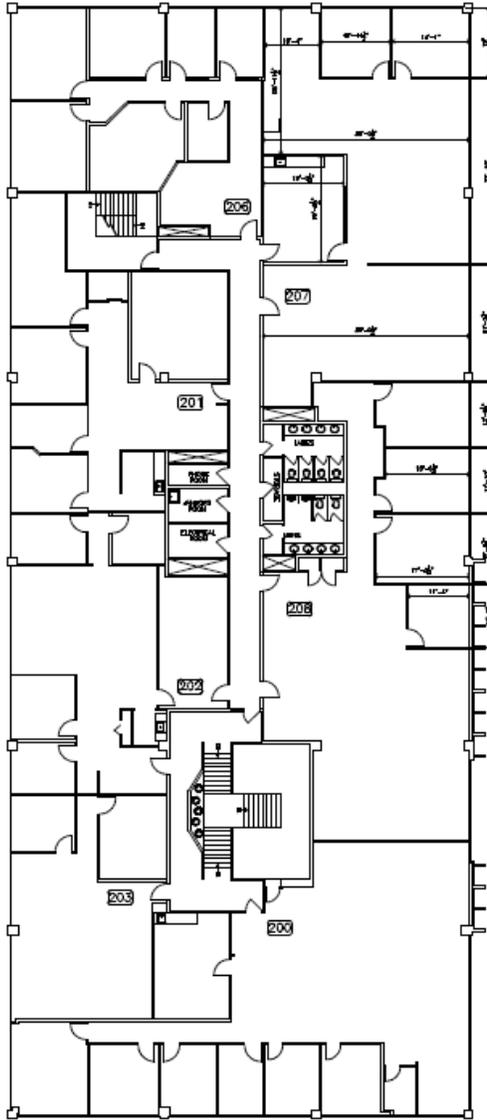
PREPARED BY:  
MEASURE DRAW CERTIFY  
G. BLAIN: 905 469-0069  
DATE: OCT. 21, 2020  
FILE # SCALE:  
O-B3050 NOT TO SCALE

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SUITE #	USABLE AREA	RENTABLE AREA
200	3,094 SQ. FT.	3,521 SQ. FT.
201	1,797 SQ. FT.	2,046 SQ. FT.
202	1,772 SQ. FT.	2,017 SQ. FT.
203	1,151 SQ. FT.	1,310 SQ. FT.
206	1,725 SQ. FT.	1,962 SQ. FT.
207	2,688 SQ. FT.	3,060 SQ. FT.
208	2,617 SQ. FT.	2,979 SQ. FT.
	14,843 SQ. FT.	16,895 SQ. FT.

R/UFACTOR = 1.1384

PREPARED FOR:  
BLAIR  
BLANCHARD  
STAPLETON

LOCATION:  
SECOND FLOOR:  
3050 HARVESTER ROAD  
BURLINGTON, ONT.

NORTH:



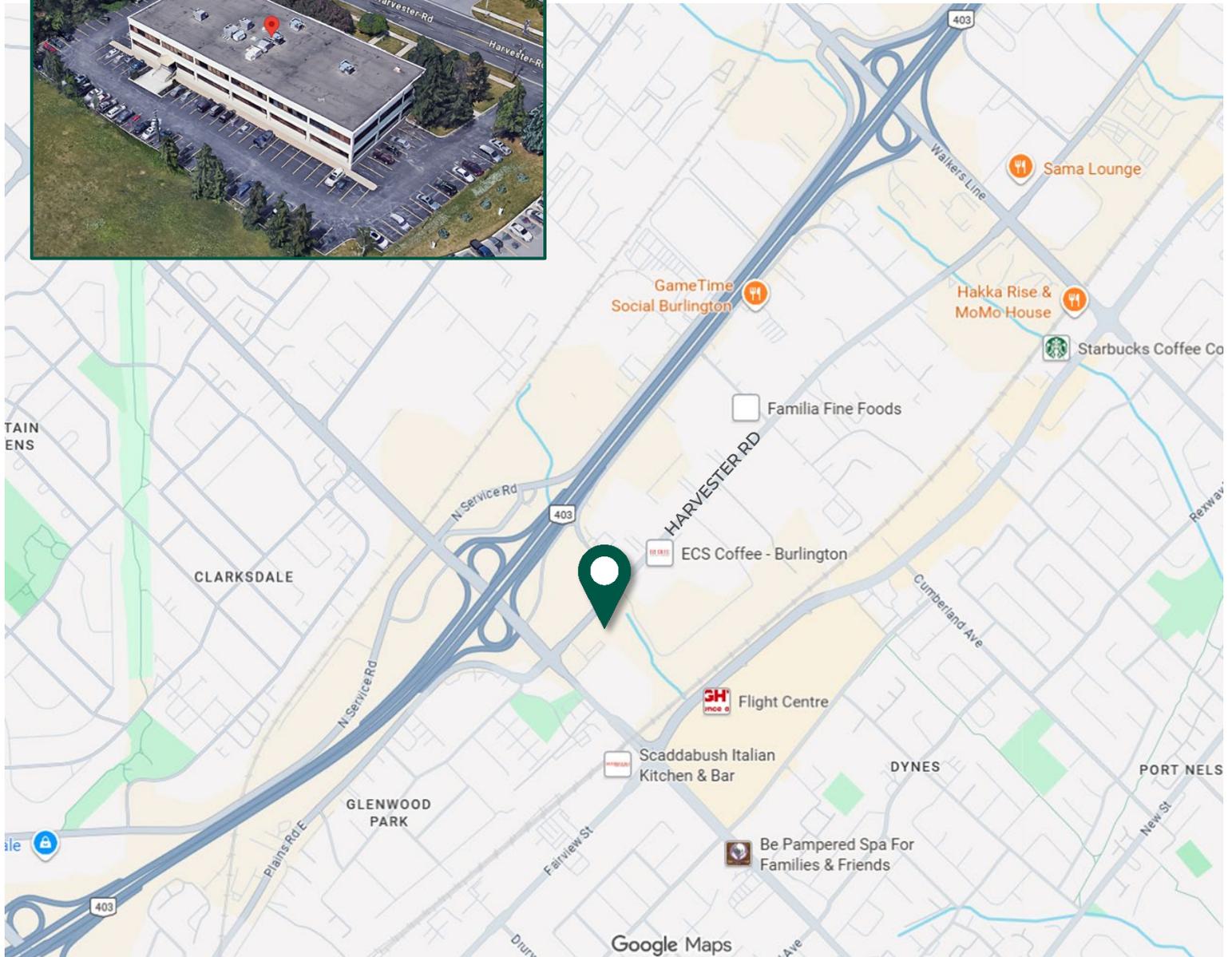
PREPARED BY:  
MEASURE DRAW CERTIFY  
G. BLAIN: 905 469-0069  
DATE: JAN 07, 2021  
FILE # O-B3050 SCALE:  
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Part 3 – Employment Zones

**2. PERMITTED USES**

The uses permitted in Employment Zones shall be in accordance with Table 3.2.1.

Table 3.2.1

USES	ZONES			
	BC1	BC2	GE1	GE2
<b>Industrial</b>				
Transportation, Communication, and Utilities	✓ (b)	✓ (b)	✓ (b)	
Transportation Equipment Industries	✓	✓	✓	
Non-Metallic Mineral Production Industries	✓	✓	✓	
Food Processing and Manufacturing	✓	✓	✓	
Metal Rolling, Casting, and Extruding	✓	✓	✓	
Petro Chemical Laboratories	✓	✓	✓	
Bulk Propane Storage Depot per Part 1, 2.7	✓	✓	✓	
Solid Fuel Supply Yard			✓	
Oil Depot			✓	
Waste Transfer Station			✓ (c)	
Recycling Facility			✓	
Truck Depot			✓	
Metal, Wood, Paper, Plastic, Machine, and Chemical Industries	✓	✓	✓	
Wholesale Trade	✓	✓	✓	✓
Private Propane Facility per Part 1, 2.7	✓	✓	✓	✓ (a)
Construction and Trade Contractors	✓	✓	✓	✓ (a)
Wholesale Building and Construction Materials	✓	✓	✓	✓ (a)
Machinery and Equipment	✓	✓	✓	✓ (a)
Public Transportation			✓	✓ (a)
Cannabis Production Facility	✓ (j)	✓ (j)	✓ (j)	✓ (j)
Leather and Textile Industries	✓	✓	✓	✓
Furniture and Fixture Industries	✓	✓	✓	✓
Clothing Industries	✓	✓	✓	✓
Electrical Products Industries	✓	✓	✓	✓
Warehouse and Logistics	✓	✓	✓	✓
Storage Locker Facility	✓	✓	✓	✓
Training Centre	✓	✓	✓	✓
Research and Development	✓	✓	✓	✓
Information and Data Processing	✓	✓	✓	✓
Knowledge-Based & High Technology	✓	✓	✓	✓
Pharmaceuticals & Medicines	✓	✓	✓	✓ (a)
Veterinary Service			✓	✓ (a)
Parking Lot	✓			
Accessory Dwelling Unit (for security or maintenance)	✓ (d)	✓ (d)	✓ (d)	✓ (d)
Crematory	✓ (i)	✓ (i)	✓ (i)	
Other Industrial Operations – General manufacturing, processing, fabricating, and/or assembly facility	✓	✓	✓	

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### Part 3 – Employment Zones

USES	ZONES			
	BC1	BC2	GE1	GE2
<b>Office</b>				
All Office Uses	✓	✓	✓	✓
<b>Hospitality</b>				
Hotel	✓ (e)			
Convention/Conference Centre	✓	✓	✓	
Banquet Centre	✓	✓	✓	
Caterer	✓	✓	✓	
<b>Automotive</b>				
Car Wash per Part 1, 2.9	✓		✓	✓ (a)
Motor Vehicle Sales, Leasing, Rental, and Service			✓	
Motor Vehicle Service Station per Part 1, 2.10	✓		✓	✓
Motor Vehicle Repair Garage	✓		✓	✓ (a)
<b>Retail</b>				
Convenience Store	✓ (f)	✓ (f)	✓ (f)	✓ (f)
Nursery or Garden Centre			✓ (f)	✓ (a,f)
Machinery & Equipment	✓ (f)	✓ (f)	✓ (f)	✓ (a,f)
Computer Hardware & Software	✓ (f)	✓ (f)	✓ (f)	✓ (f)
Office Furniture & Equipment	✓ (f)	✓ (f)	✓ (f)	✓ (f)
<b>Service Commercial</b>				
Standard Restaurant	✓ (f)	✓ (f)	✓ (f)	✓ (a,f)
Standard Restaurant with Dance Floor	✓ (f)	✓ (f)	✓ (f)	✓ (a,f)
Fast Food Restaurant	✓ (f)	✓ (f)	✓ (f)	✓ (a,f)
Convenience Restaurant	✓ (f)	✓ (f)	✓ (f)	✓ (f)
Night Club	✓ (f, h)	✓ (f, h)	✓ (f, h)	
Banks, Trust Companies, Credit Unions	✓ (f)	✓ (f)	✓ (f)	✓ (f)
Retail Brewery	✓ (f)	✓ (f)	✓ (f)	✓ (a,f)
Other Service Commercial Uses	✓ (f)	✓ (f)	✓ (f)	✓ (f)
Outdoor Patio	✓ (k)	✓ (k)	✓ (k)	✓ (k)
<b>Recreation</b>				
Recreational Establishment	✓ (f)	✓ (f)	✓	✓ (g)
<b>Other</b>				
Body-Rub Parlour per Part 1, Subsection 2.32			✓	

#### Footnotes to Table 3.2.1

- (a) Not permitted on lands abutting a residential zone
- (b) Transmitting towers shall be set back from a street or residential zone 1 m for every 1 m of height above grade.
- (c) A Waste Container Facility is permitted in conjunction with a Waste Transfer Station, provided it is not located on a corner lot, and provided the waste containers are located at least 30 m from the street line and are screened from the street by the building or by a 3 m high masonry wall.
- (d) A dwelling unit for a person whose presence is essential for security, protection, or maintenance of the property is permitted provided that the dwelling unit shall be located within a principal building and shall not exceed 75 m<sup>2</sup> floor area.
- (e) In addition to complementary uses, a maximum of 1400 m<sup>2</sup> floor area may be used for retail uses.

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### Part 14 – Exceptions to Zone Designations

#### Exception 333

Separation distance from a railway right-of-way: 30 metres for sensitive uses

Landscape Area between Guelph Line or the Urban Plaza or Harvester Road, and a parking lot or driveway: 4 metres

Landscape Area between Guelph Line or the Urban Plaza or Harvester Road, and a building elevation: 4 to 6 metres

Landscape Area abutting a creek block: 3 metres

Landscape Area abutting any other street: 3 metres

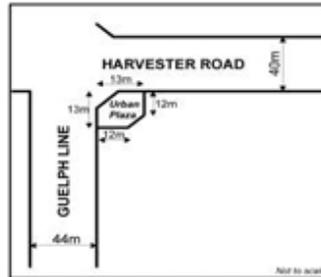
In addition to entrances to interior courtyards and parking lots, at least one entrance door in each building shall be provided facing Guelph Line or Harvester Road.

Parking is not permitted in a required front yard.

Loading/unloading docks and activities are not permitted in building elevations facing Guelph Line, Harvester Road, or the Urban Plaza.

<sup>(4)</sup> The maximum yard shall apply to 40% of the building elevation abutting Guelph Line, the Urban Plaza or Harvester Road. For a multi-building development this regulation only applies to the first building on a lot.

#### Urban Plaza:



February 2026

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