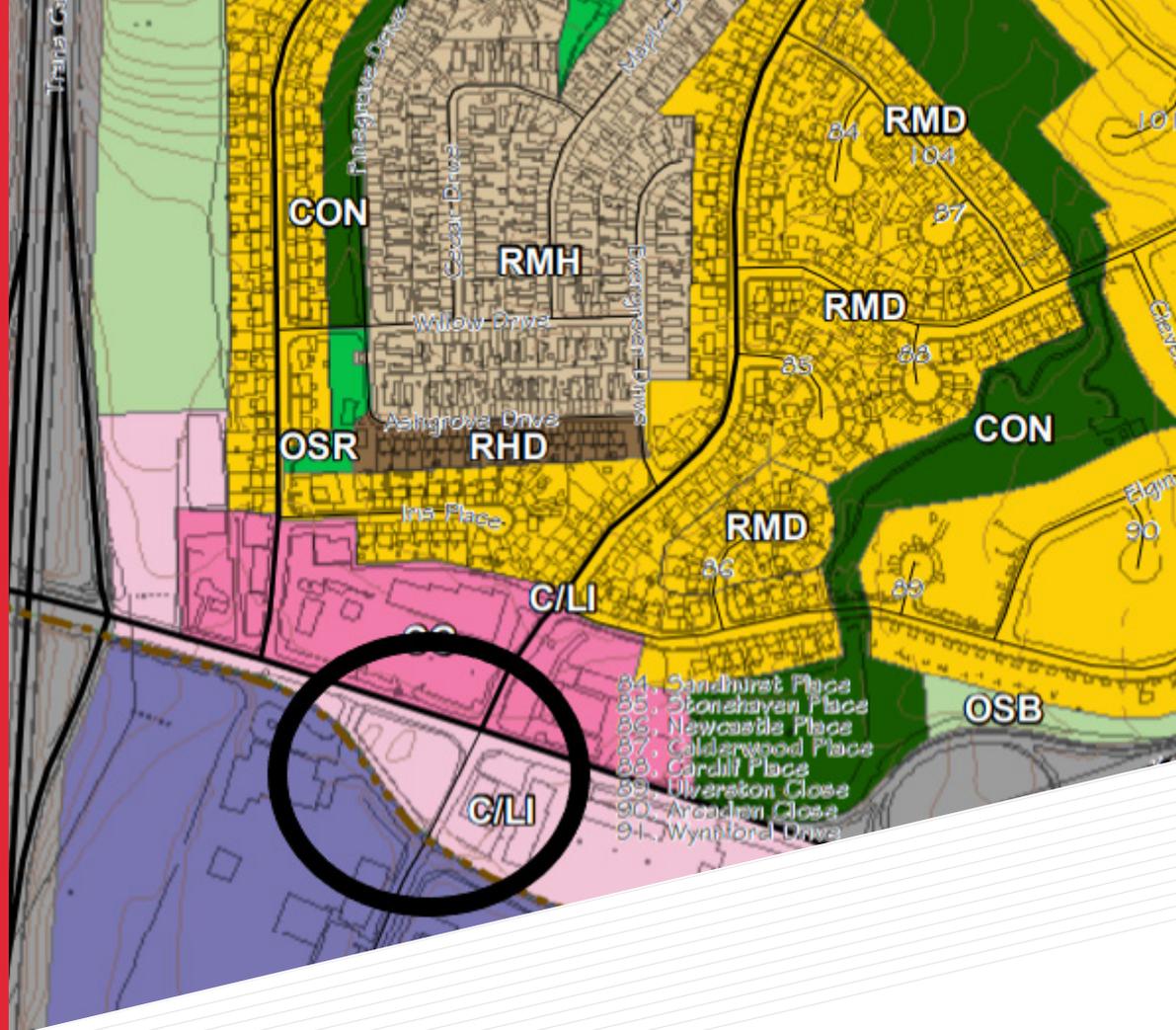




1.12 AC DEVELOPMENT OPPORTUNITY

1325-1331 TOPSAIL ROAD

PARADISE, NL



PROPERTY HIGHLIGHTS

- One land parcel totalling 1.12 acres (+/- 48,787 sf) at the entrance to the Town of Paradise.
- C/IL zoning allowing for a variety of uses including retail and commercial within a well-established commercial district and densely populated area.
- Extremely well located with high daily traffic counts offering easy access to major highways, surrounding neighbourhoods and communities.
- A corner lot that provides excellent visibility and signage opportunity.
- Vacant land cleared with frontage on Topsail Road and St. Anne's Crescent, offering the perfect central location where Topsail Road, Kenmount Road and the Trans Canada Highway meet.

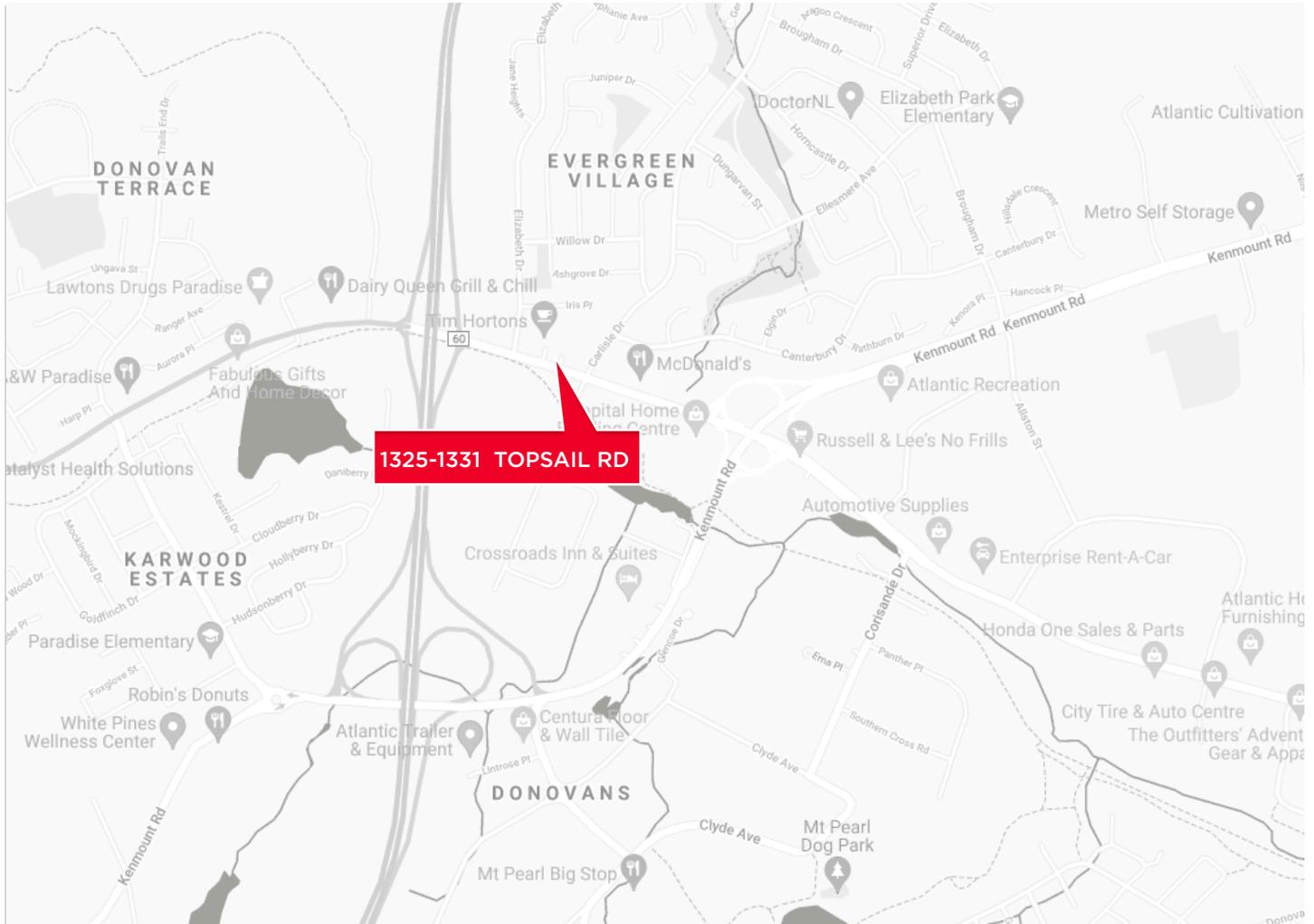
EXECUTIVE SUMMARY

Cushman & Wakefield Atlantic has been retained on an exclusive basis to arrange the sale of a property located at 1325-1331 Topsail Road, Paradise ("Property").

Vendor:	Cushman & Wakefield Atlantic - In Trust
Address:	1325-1331 Topsail Road
Site Area:	1.12 acres
Condition:	Cleared land
Frontage:	73.489 metres/241 feet
Zoning:	C/IL

LOCATION HIGHLIGHTS

Located at the intersection of Topsail Road and St. Anne's Crescent at the entrance to the Town of Paradise. With frontage on Topsail Road, the property offers easy access to all points in the metro area. The area is a well established commercial district and offers high profile retailers and restaurants.



- 1



HIGH VISIBILITY
GREAT SIGNAGE
OPPORTUNITY
- 2



CORNER LOT
CLEARED LAND
READY TO GO
- 3



EASY ACCESS
LOCATED NEAR
MAJOR HIGHWAYS
- 4



HIGH TRAFFIC
WITH VEHICLES AT
BUSY INTERSECTION
- 5

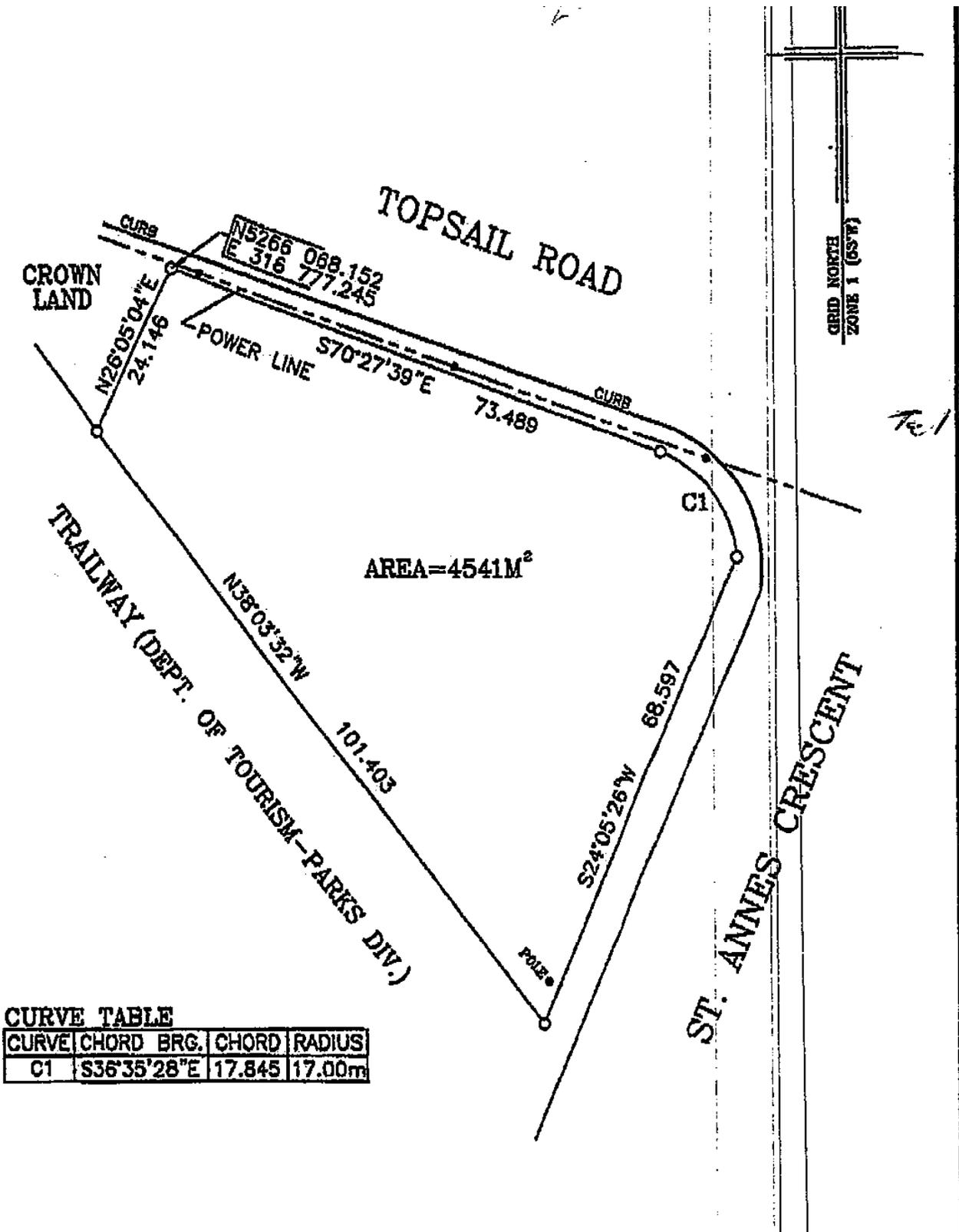


RETAIL AREA
CENTRAL RETAIL
HUB IN PARADISE
- 6



C/IL ZONING
ALLOWING A
VARIETY OF USES

SITE SURVEY



CURVE TABLE

CURVE	CHORD BRG.	CHORD	RADIUS
C1	S36°35'28"E	17.845	17.00m



**CUSHMAN &
WAKEFIELD**
Atlantic



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