



Outlines are approximate

AVAILABLE FOR SALE

14.74 ACRES OF INDUSTRIAL ZONED LAND



8.27 useable
acreage



Fenced and
secured



Active
power



For more information, please contact:

MICHAEL YULL*, SIOR
Executive Vice President

RORY MACNEIL*
Senior Vice President

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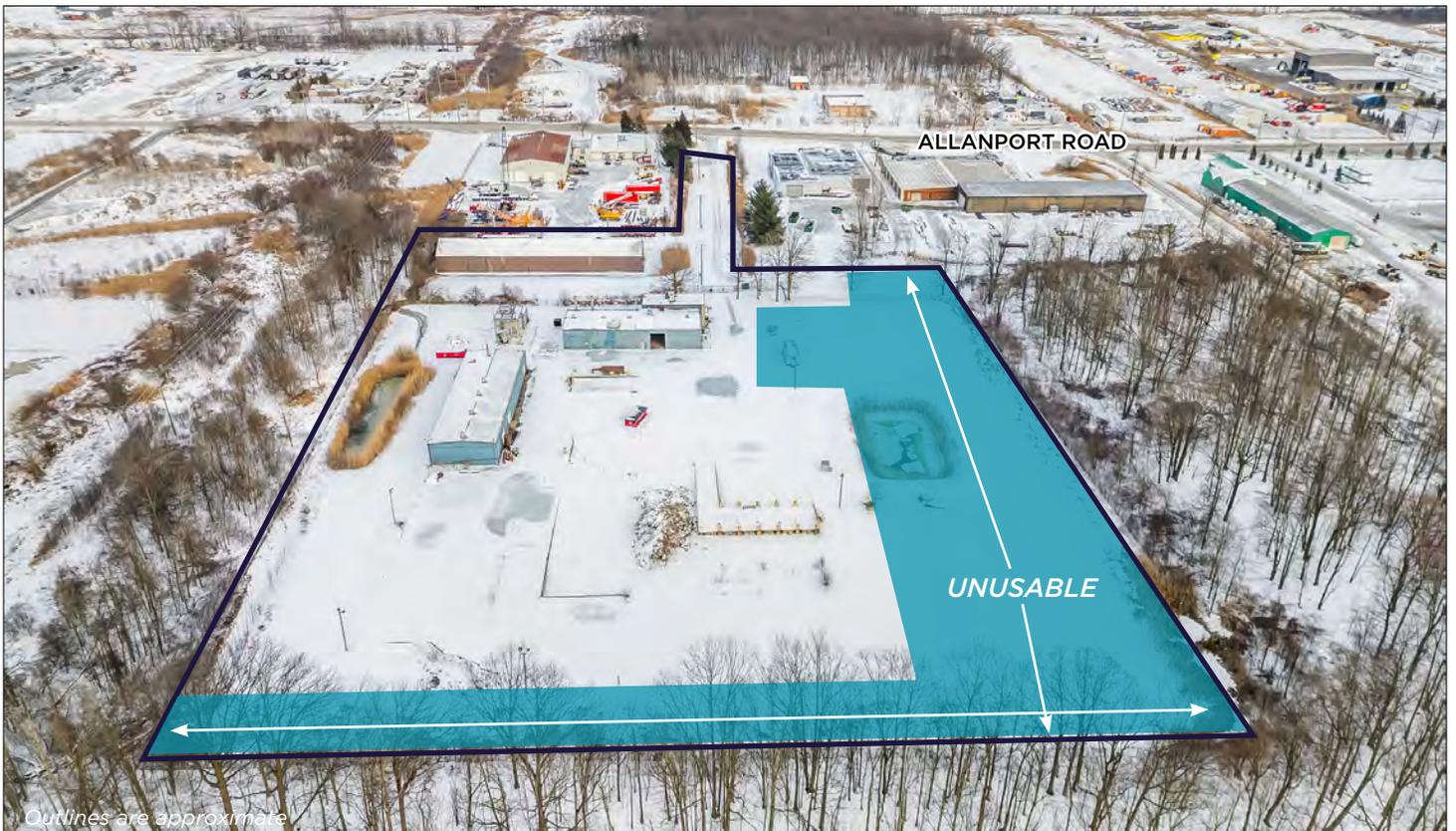
ALLANPORT ROAD
THOROLD | ONTARIO

Property Specifications

Industrial zoned land for sale in Thorold offering 14.74 acres with approximately 8.27 acres of useable land. The useable land is graded and partially paved/graveled.

Key Features:

- » **Size:** 14.74 acres, 8.27 acres of usable land
- » **Utilities:** Equipped with active power and serviced buildings; the property operates on both well and septic systems
- » **Security:** Fully fenced and secured
- » **Environmental Assessment:** ESA Phase I completed, ESA Phase II in progress



LOT SIZE 14.74 acres

USEABLE ACREAGE 8.27 acres

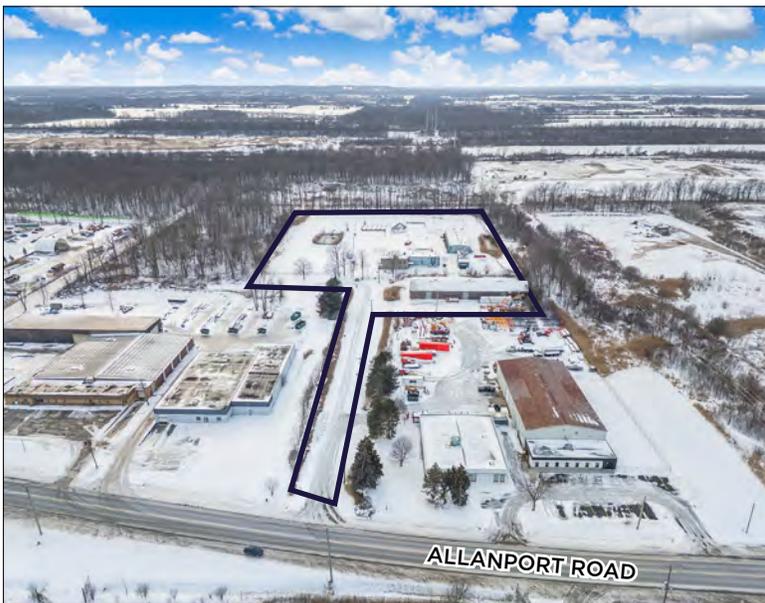
ASKING PRICE \$1,650,000

TAXES (2024) \$32,443.57

ZONING M4, DI-5 & EP2



Aerial Photography



Outlines are approximate

Exterior Photography



Zoning: M4/DI-5/EP2

PERMITTED USES:

The following are permitted uses in the M4 variation:

- Licensed Marijuana Production Facility
- Catering establishment
- Commercial recreation facility
- Contractor's facility
- Custom workshop
- Dry cleaning plant
- Equipment sales and rental establishment
- Farm implement dealer
- Fuel storage depot
- Heavy manufacturing establishment
- Heavy service shop
- Industrial mall
- Industrial use
- Intermodal shipping yard
- Laboratory
- Office
- Open/outside storage
- Light equipment/machinery rental establishment
- Light service shop
- Motor vehicle recycling
- Motor vehicle repair shop/ garage
- Printing establishment
- Propane dispensing station
- Public service facilities
- Pulp and paper mill
- Recycling facility
- Research and development
- Self-storage establishment
- Shipping container
- Storage trailer
- Transportation depot
- Veterinary clinic
- Warehouse
- Wholesale establishment

The following are permitted uses in the DI-5 variation:

- Manufacturing, providing no water requirements are necessary for processing purposes;
- Automobile service and repair establishment;
- Vehicle body shop;
- Building materials establishment;
- Carpentry shop;
- Contractor's yard and/or shop;
- Construction trades establishment;
- Custom workshop;
- Equipment sales, rental and service;
- Printing and/or publishing establishment;
- Warehouse

The following are permitted uses in the EP2 variation:

- Agricultural-related use
- Conservation area
- Existing use
- Forestry and resource management use
- Infrastructure
- Mineral aggregate operation





For more information, please contact:

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