

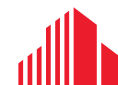


**FOR SALE**

**7305 KING ROAD**

SCHOMBERG, ONTARIO

**45.3 Acres**



**CUSHMAN &  
WAKEFIELD**



# PROPERTY OVERVIEW



## SUMMARY

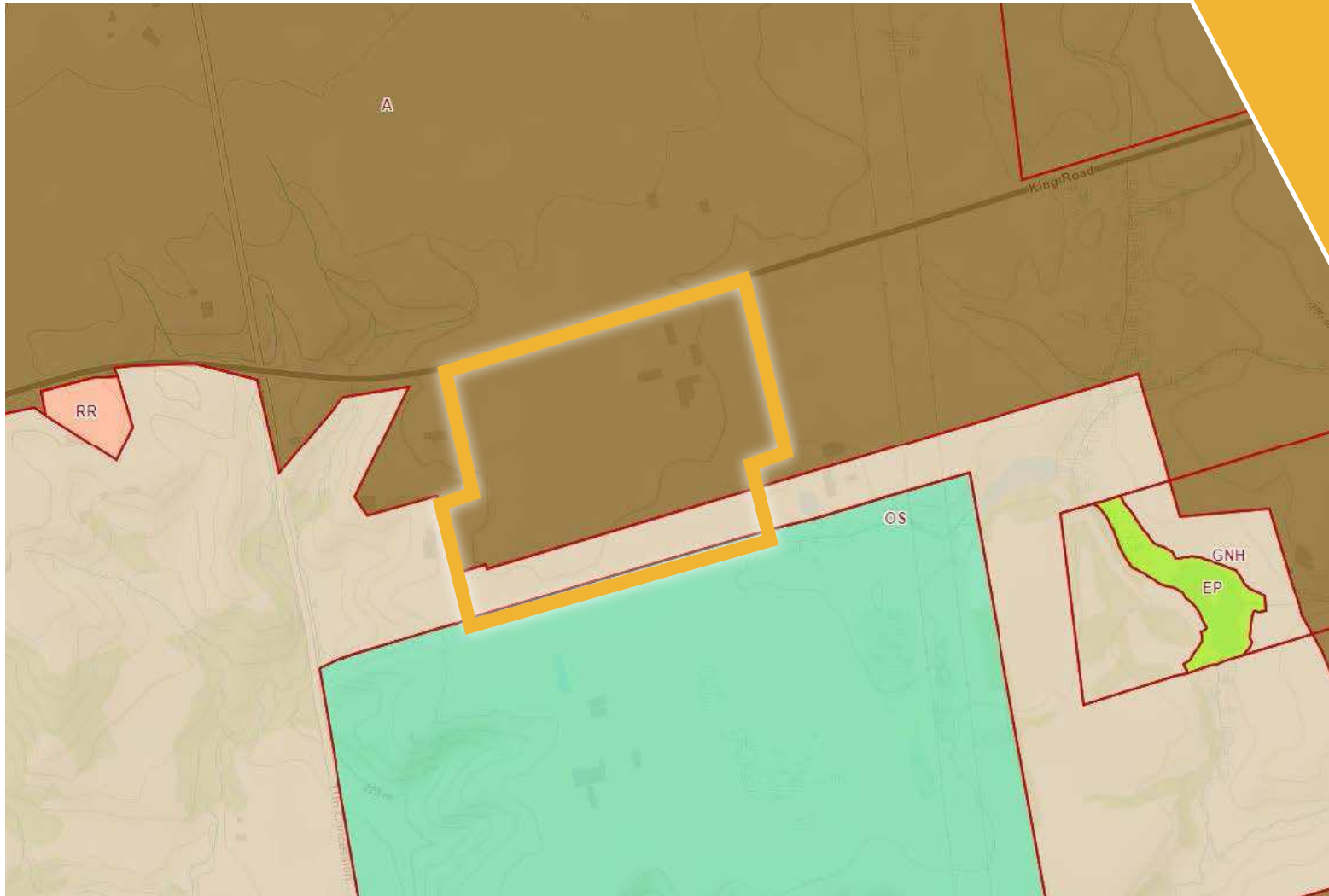
This 45-acre parcel sits on the south side of King Road, west of Nobleton and east of Bolton. The property is immediately adjacent to the Nobleton Water Recovery Facility, and is predominantly zoned A - Agricultural.




The property has over 1,640 feet of frontage on King Rd, is relatively flat without any waterway impediments, and sits in the logical path of the urban sprawl with the Hwy 413 expansion nearby, making it an ideal site for future development.


**Asking Price: \$14,500,000**

Property Size	45.3 Acres
Frontage	1,640 feet on King Rd
Site Characteristics	Efficient flat rectangular land with no natural water impediments, ideal for future site plan applications
Legal Description	PT LT 5 CON 10 KING PT 2, 65R4990, EXCEPT PTS 2, 3, 4, 5 & 6, 65R28365, KING. T/W EASEMENT OVER PT LT 5 CON 10, PT 5, 65R28365 AS IN YR943646. SUBJECT TO AN EASEMENT OVER PARTS 1 & 2, EXPROPRIATION PLAN YR3779679 AS IN YR3779679
Land Use Designation	Predominantly A- Agricultural, with some GNH - Green Belt Heritage in the back

# ZONING



	GNH	Greenbelt Natural Heritage
	A	Agricultural
	OS	Open Space

 = Subject Property














# LAND USE

## TOWNSHIP OF KING OFFICIAL PLAN

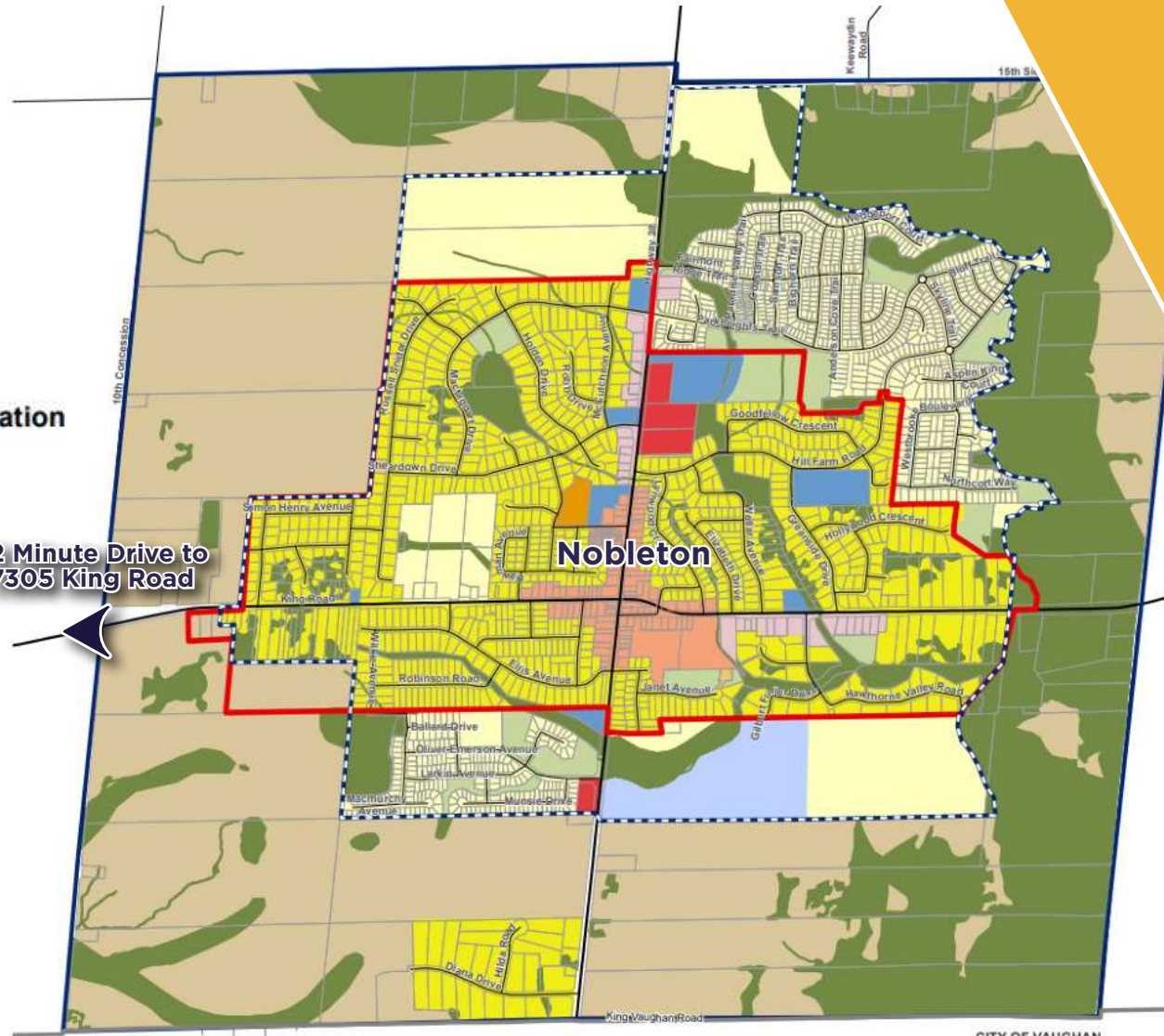
-  Township of King Boundary
-  Village Boundary
-  Nobleton Urban Area
-  Built Boundary

### Village of Nobleton Land Use Designation

-  Village Core
-  Established Neighbourhood
-  Neighbourhood
-  Medium Density Residential
-  Mixed Use
-  Commercial
-  Employment
-  Institutional
-  Open Space and Parks
-  Village Natural Heritage System
-  Nobleton Village Reserve



2 Minute Drive to  
7305 King Road



CITY OF VAUGHAN





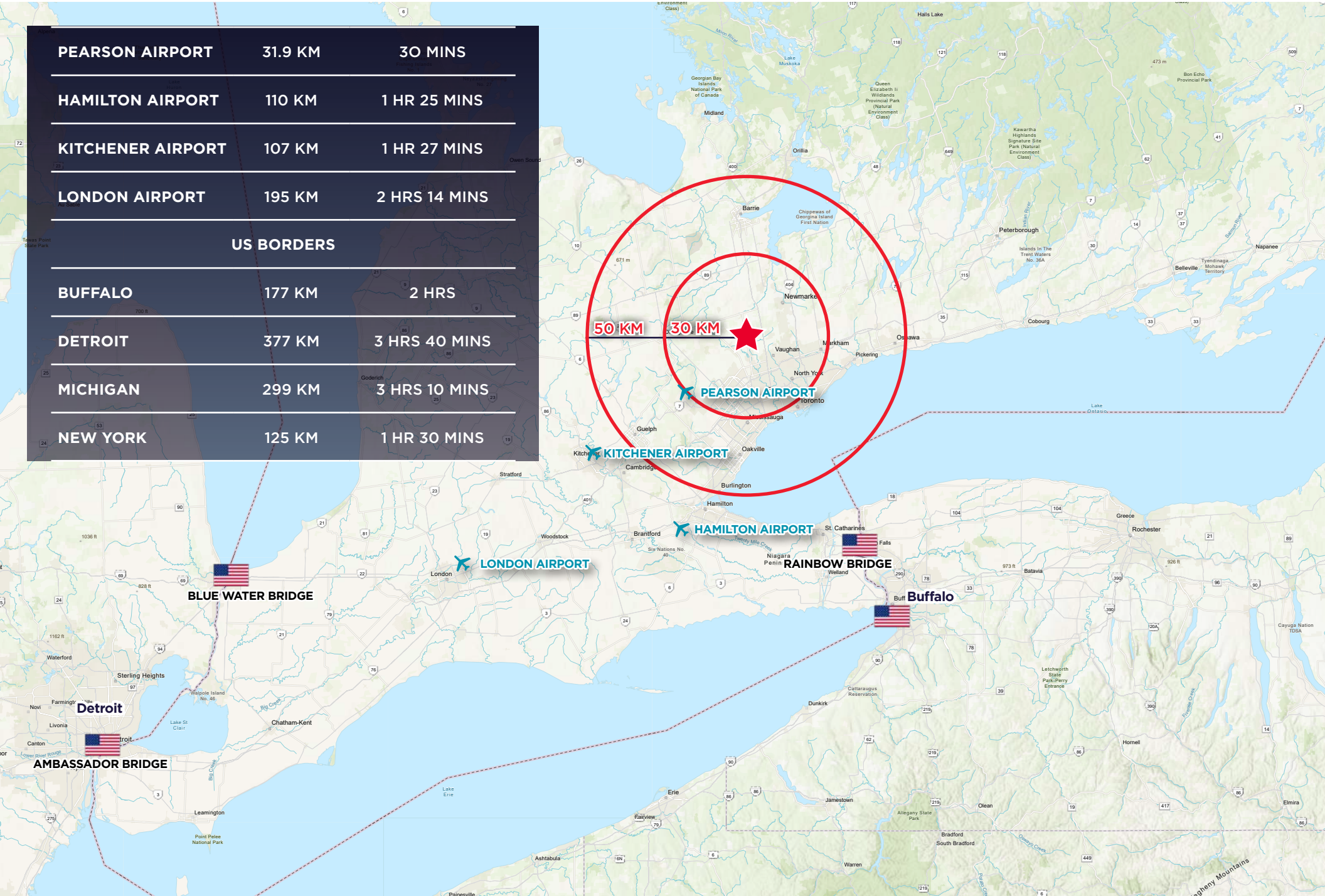
# AMENITIES





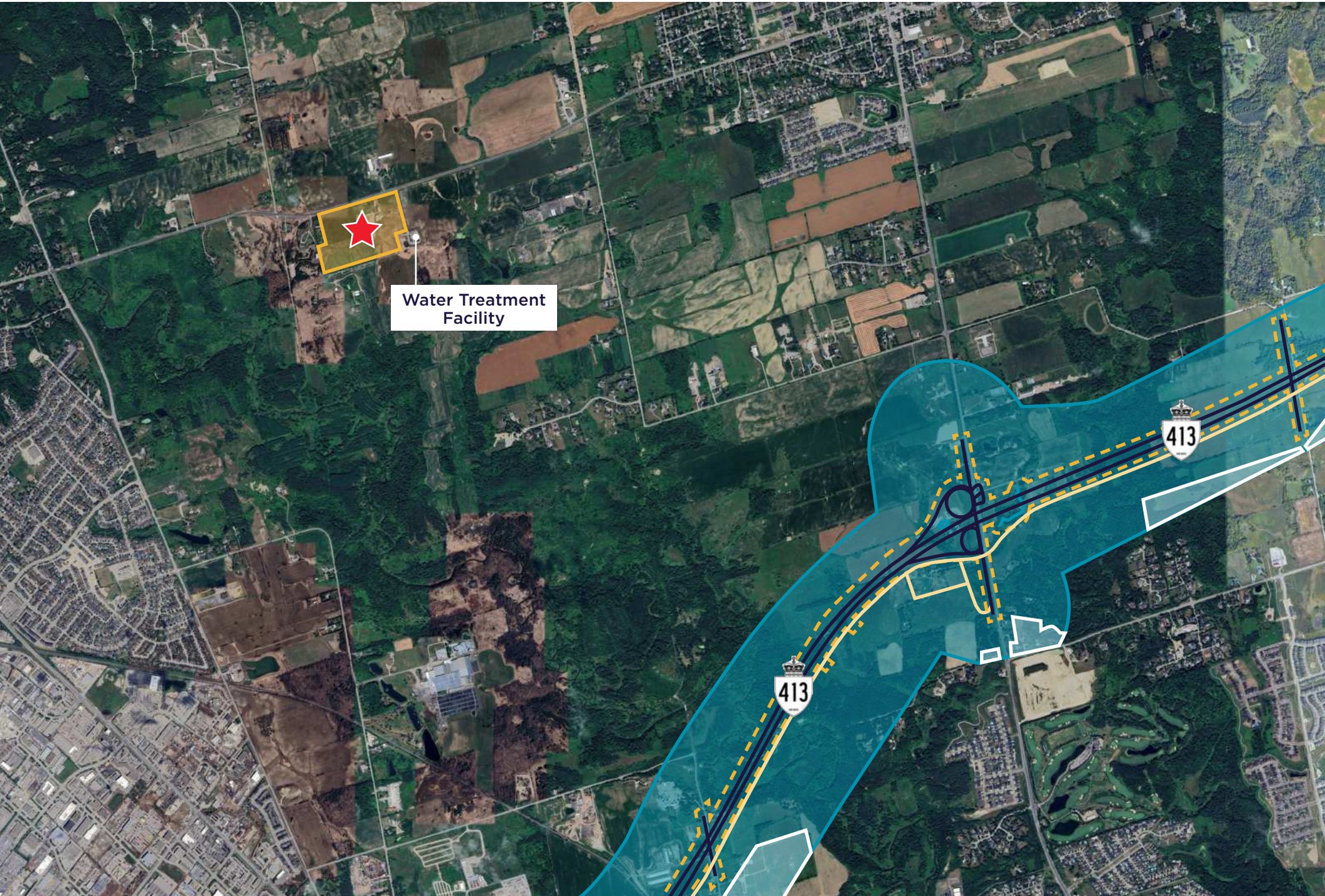
# DRIVE TIMES

PEARSON AIRPORT	31.9 KM	30 MINS
HAMILTON AIRPORT	110 KM	1 HR 25 MINS
KITCHENER AIRPORT	107 KM	1 HR 27 MINS
LONDON AIRPORT	195 KM	2 HRS 14 MINS
US BORDERS		
BUFFALO	177 KM	2 HRS
DETROIT	377 KM	3 HRS 40 MINS
MICHIGAN	299 KM	3 HRS 10 MINS
NEW YORK	125 KM	1 HR 30 MINS

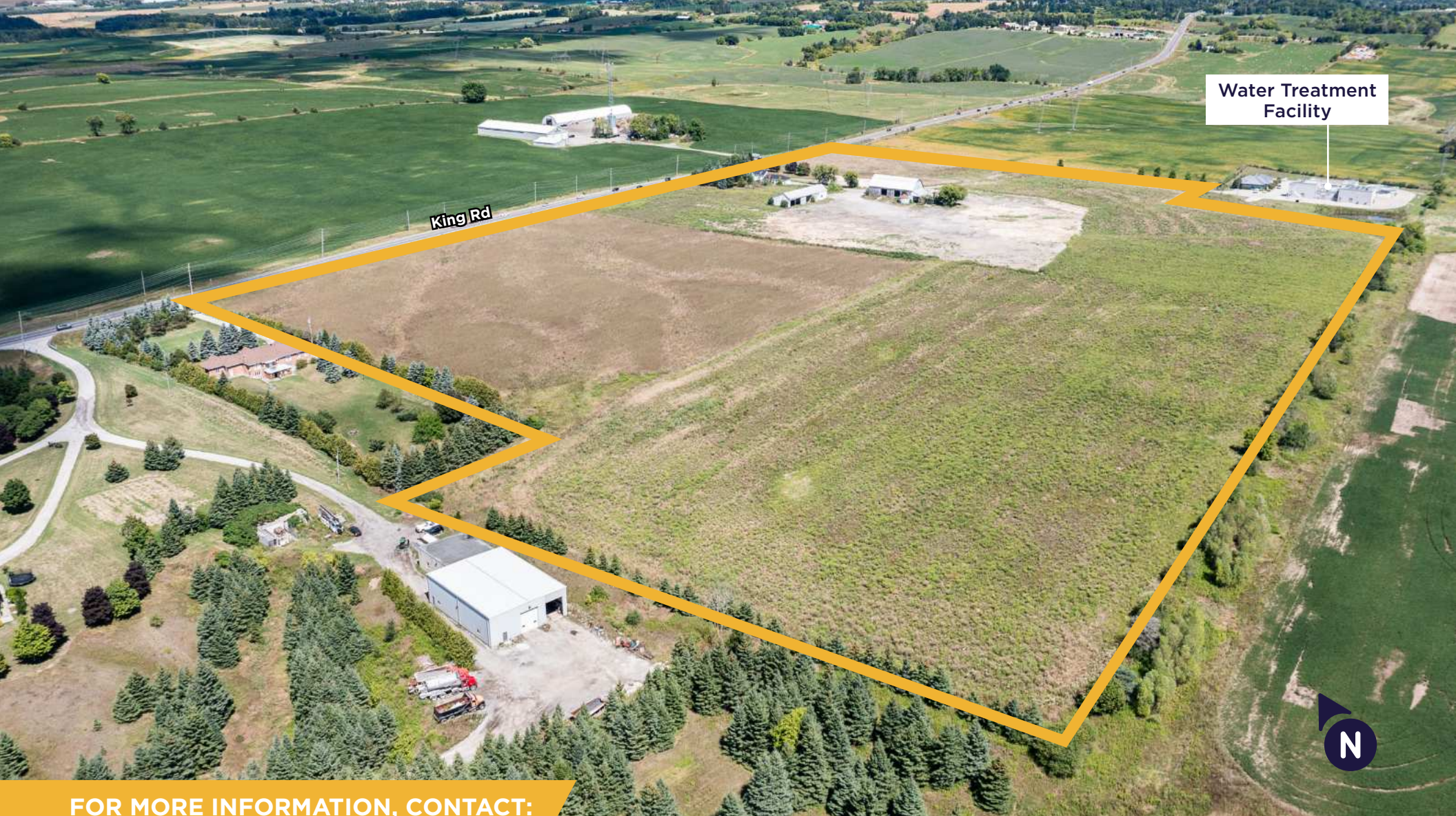




# HIGHWAY 413







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