

FOR SALE

16270
SIDE ROAD 17

GEORGETOWN, ONTARIO

LAND OPPORTUNITY NEAR
HIGHWAY 413 INTERCHANGE

VENDOR FINANCING AVAILABLE

CONDITIONAL FUTURE SALES CONSIDERED



49.7
TOTAL ACRES

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Cushman & Wakefield ULC, Brokerage

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Land Area

49.73 Acres

Highlights

- **Prime Location:** 49.73 acres at the junction of Halton Hills, Brampton, and Caledon, minutes from downtown Georgetown.
- **Site Characteristics:** Efficient flat rectangular land with no natural water impediments, ideal for future site plan applications.
- **Strategic Growth Corridor:** Situated at the planned Highway 413 interchange, offering excellent long-term development potential.
- **Strong Surroundings:** Neighbours include Toyota, Honda, Volkswagen, Walmart, Home Depot, Canadian Tire, Longo's, Winners/HomeSense, and more.
- **Excellent Accessibility:** Quick connections to major highways and airports: (Pearson Airport - 34 mins, Hamilton Airport - 53 mins & Kitchener Airport - 1 hr)
- **Planning Context:** Within 1KM distance to Heritage Heights Secondary Plan (Halton Hills) and adjacent to Mount Pleasant Secondary Plan (Brampton).

Taxes

\$5,637.80 (2025)

Price

Speak to Listing Agents

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WEST VIEW



NORTH VIEW



EAST VIEW

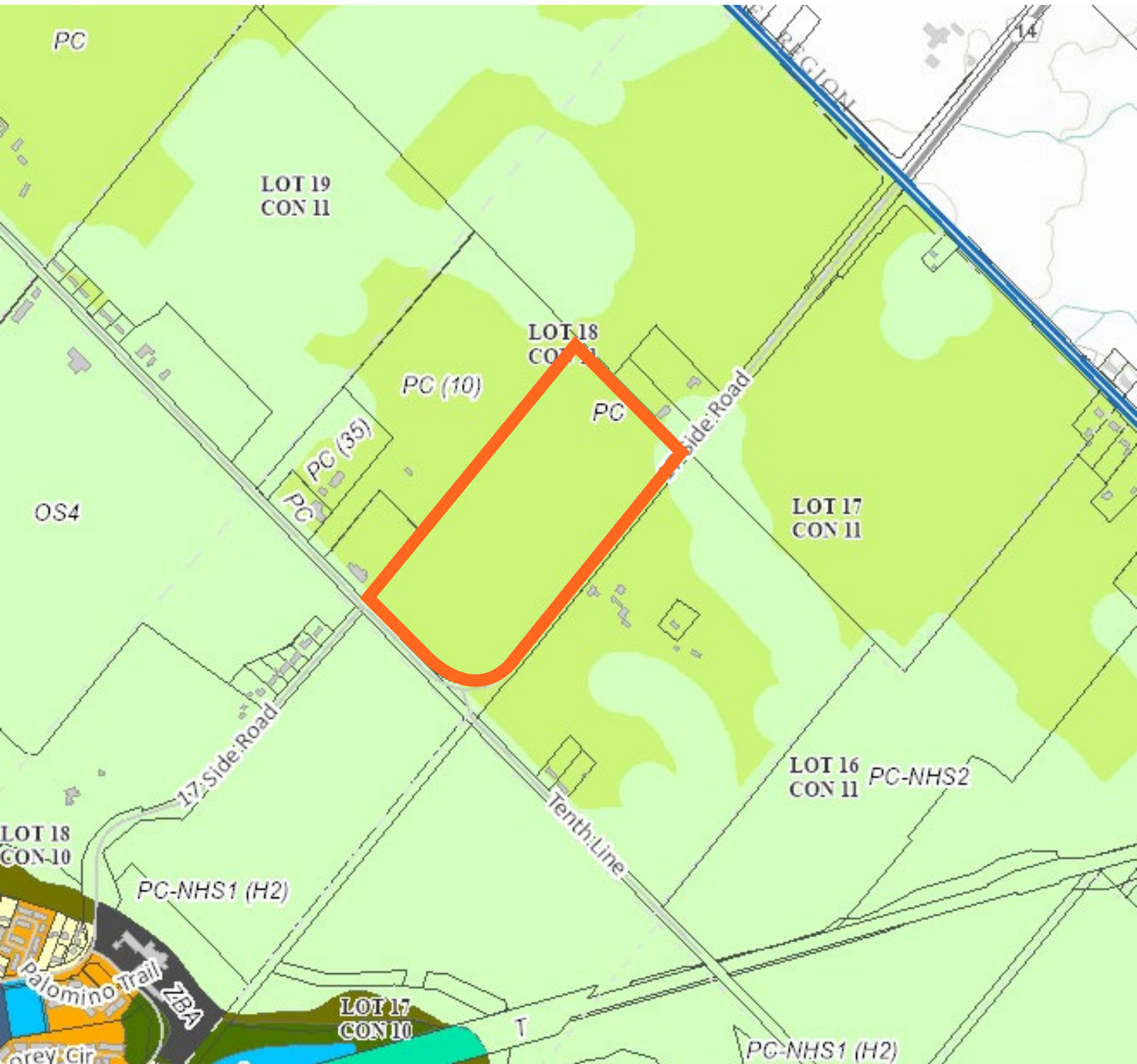


SOUTH VIEW

FOR SALE

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ZONING MAP



LEGEND

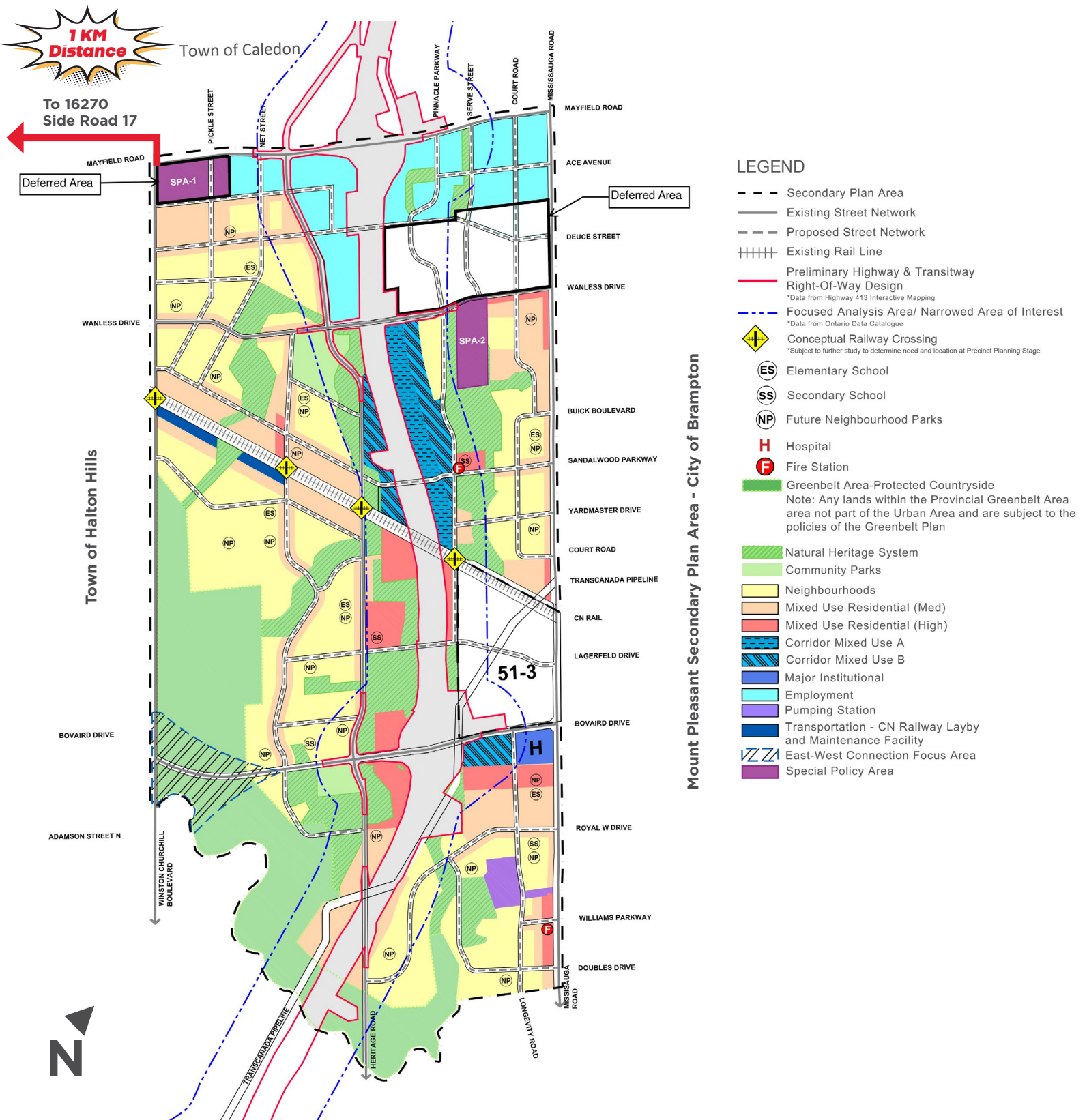
Subject Property

Potential Affected Rural Area

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16270 SIDE ROAD 17, GEORGETOWN

HERITAGE HEIGHTS SECONDARY PLAN



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HIGHWAY 413 ROUTE

King's Highway 413, known as the GTA West Corridor or GTA West until 2021, is a planned 400-series highway and bus transitway in the western Greater Toronto Area of the Canadian province of Ontario. The approximately 52-kilometre (32 mi) route is currently undergoing planning and analysis under an environmental impact assessment (EA) by the Ministry of Transportation of Ontario (MTO) and the Government of Ontario. If approved, a new four-to-six lane controlled-access highway would be built between the existing interchange of Highway 401 and the 407 ETR at the Halton-Peel boundary, and Highway 400 north of Vaughan. In addition, two new extensions would be built to connect Highway 410 and Highway 427 with Highway 413.

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AMENITIES

Dollar Tree	Dominos	Enterprise	Wild Wing
Joe Fresh	Stacked Pancake and Breakfast House	Osmow's	CIBC
Longo's	Norval Pancake House	Lazeez	Turtle Jack's
The Home Depot	Symposium Restaurant and Lounge	Rona	RBC
A&W	Kelsey's	Georgetown Hospital	Taco Bell
Fresh CO	Angel's Diner	TD bank	Pizza Nova
Take 5 Oil	Subway	Shopper's Drug Mart	Starbucks
Mc Donalds	Shawarma Alley	Petro-Canada	Firehouse Subs
Winners HomeSense	Food Basic's	Fortino's	Elite Industrial Door Services
Tim Hortons	Food Truck Canada	LCBO	Sobey's
Canadian Tire	Esso	7-eleven	Swiss Chalet
Popeye's	Best Western	Service Ontario	Mary Brown's
Subway	BMO	Mountpleasant GO station	
Dollarama	Georgetown Golf Club	Shoeless Joe's	
Copper Kettle Pub	Real Canadian Superstore	Pizza pizza	

CORPORATE NEIGHBOURS

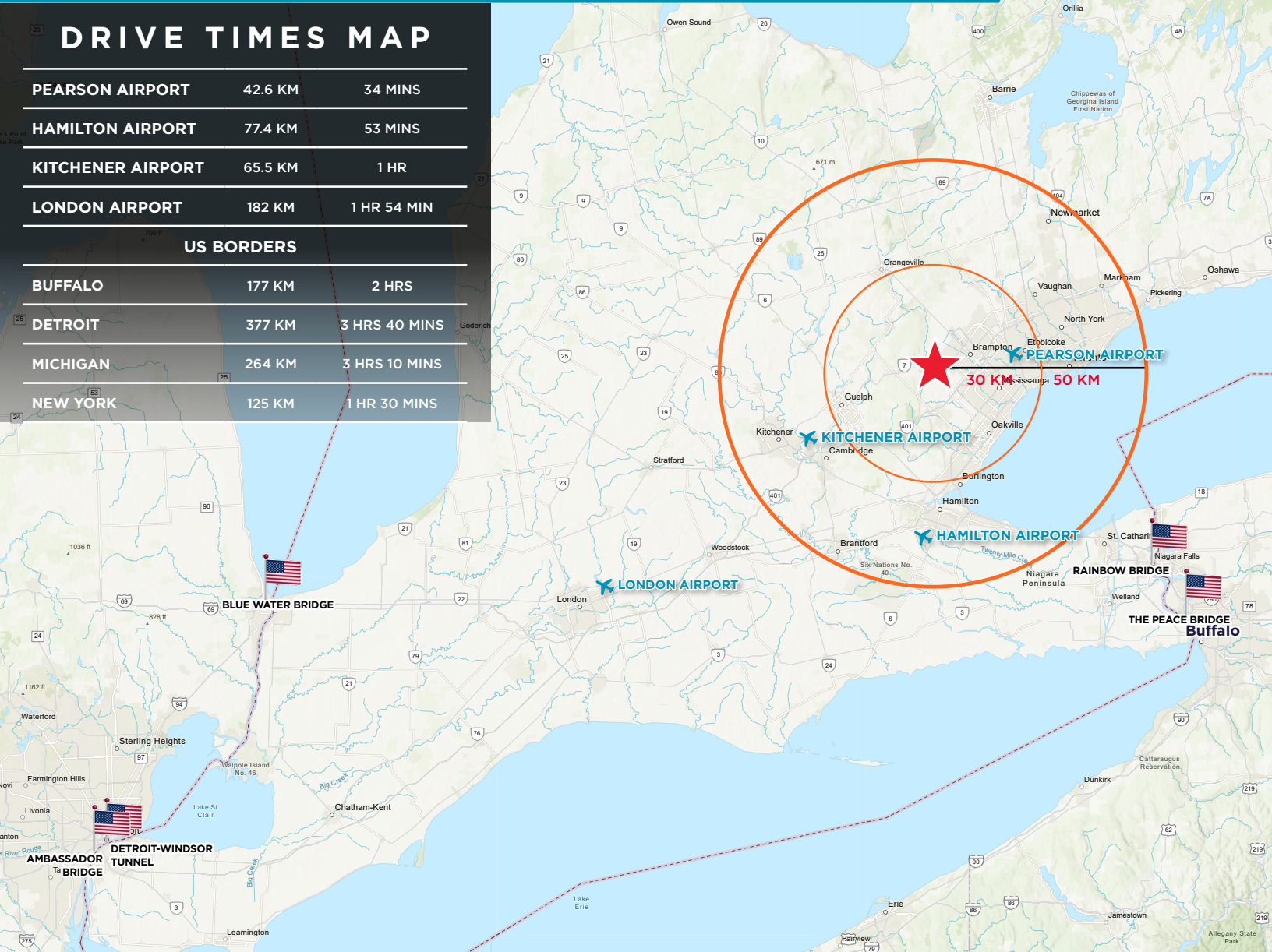
Toyota	KIA	Walmart	Saputo
Honda	Chevrolet	Reed Realty Inc.	TreeHouse Private Brands
Floodraulic	EFCO Corp.	Volkswagen	
ISPA	Gold Freight	Natu'oil Services	

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DRIVE TIMES MAP

PEARSON AIRPORT	42.6 KM	34 MINS
HAMILTON AIRPORT	77.4 KM	53 MINS
KITCHENER AIRPORT	65.5 KM	1 HR
LONDON AIRPORT	182 KM	1 HR 54 MIN
US BORDERS		
BUFFALO	177 KM	2 HRS
DETROIT	377 KM	3 HRS 40 MINS
MICHIGAN	264 KM	3 HRS 10 MINS
NEW YORK	125 KM	1 HR 30 MINS



LABOUR PROFILE

OCCUPATION BREAKDOWN

TOTAL POPULATION

TOTAL POPULATION EMPLOYMENT RATE (%)

POPULATION GROWTH RATES

HALTON HILLS

62,951

69.7

9.56%

CALEDON

76,581

68.4

20.25%

BRAMPTON

656,480

62.3

10.39%

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