

8412-8424

GOREWAY DRIVE

BRAMPTON, ON

For Sale

**5,800 SF ON
1.727 ACRES**



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// PROPERTY HIGHLIGHTS

Building Sizes: Approximately 5,800 SF of truck repair facility accompanied with a residential structure on site.

Land Sizes: 8412 Goreway Drive: 0.864 Acres
8424 Goreway Drive: 0.863 Acres

Zoning: Residential Zone RE-2

Official Plan: Employment

Listing Price: \$6,250,000.00

Comments:

The Property comprises two parcels of 0.864 and 0.863 acres totalling 1.727 acres fronting onto Goreway Avenue, one of Brampton's busiest Industrial areas. While presently zoned RE-2 (Residential) the Official Plan designates the area Employment, providing excellent future value for the site. As well, there are two structures on site including a 5,800 square foot truck repair facility and a residential dwelling next door. The site provides a great opportunity for a small user-investor to acquire future Employment Land for their own use.

Corporate neighbours in the immediate vicinity include the Canadian Tire AJ Billes Distribution Center, Loblaws Cross-Dock facility, and Americold Logistics Brampton to name a few.

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// STRATEGIC INVESTMENT OPPORTUNITY

This property presents a compelling value proposition for entrepreneurial users and investors. The dual facility configuration allows for flexible monetization strategies, including the potential to retain one facility for owner-occupation while generating revenue from the second through sale or lease arrangements. The site's location in an established employment corridor, combined with its Official Plan designation, positions it for significant appreciation. Corporate neighbors in the immediate vicinity demonstrate the area's strength as a logistics and distribution hub, with major players like Canadian Tire, Loblaws, and Americold maintaining substantial operations nearby.

Key Advantages

- Dual facility configuration
- Employment Plan designation
- Highway 407 proximity
- Established industrial corridor
- Corporate neighbor presence



// PROPERTY PHOTOS

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// 8412-8424 GOREWAY DRIVE
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// AMENITIES MAP

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// ZONING

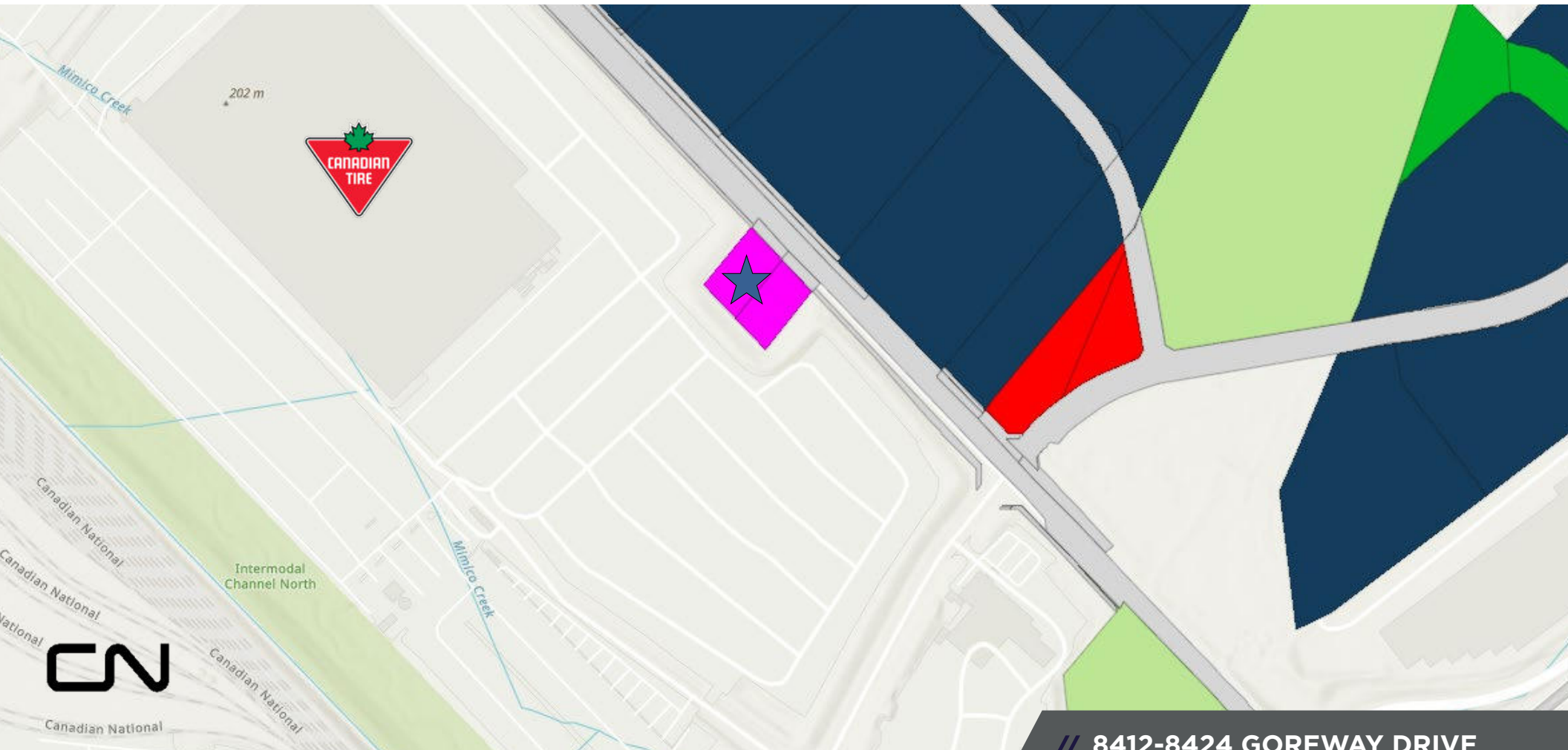
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The subject property is under the City of Brampton Gore Industrial South Community By-Law; Zoning is Residential Rural Estate RE-2.

This small pocket of residential zoning within a well-established park is an anomaly.

City of Brampton Zoning By-Law;

<https://www.brampton.ca/en/Business/planningdevelopment/zoning/Pages/ZoningOnline.aspx>



// 8412-8424 GOREWAY DRIVE
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// OFFICIAL PLAN

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The Official Plan link is referenced below.

City of Brampton Official Plan Links; <https://geohub.brampton.ca/pages/maps-official-plans>



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