

**2868-2870
BOVAIRD DR. W**

BRAMPTON, ON

DOWNLOAD
CONFIDENTIALITY
AGREEMENT



For Sale
UNDER RECEIVERSHIP
OUTDOOR STORAGE LAND

4.46 ACRES



**CUSHMAN &
WAKEFIELD**

2870
BOVAIRD DR. W
2868
BOVAIRD DR. W

// PROPERTY HIGHLIGHTS

Site Area: 4.46 acres

Official Plan: Greenbelt Area

Heritage Heights Secondary Plan: East-West Connection Focused Area

Zoning: A - Agricultural

Services: Well and septic

Total Active Debt on Title(s): Treat as clear

Listing Price: \$7,500,000

Previous Use/Site Improvements:

The property was being used for the storage of trailers both outdoors and inside a freestanding industrial building.

A vacant, single family detached bungalow is on site.

Future Use:

The property is considered legal non-conforming by the City of Brampton and thus the previous use may be continued by the future owner.

NOTE that any future use of the property is to be confirmed by the prospective buyer.

// STRATEGIC INVESTMENT OPPORTUNITY

The property municipally known as 2868-2870 Bovaird Drive West, comprising approximately 4.460 acres, represents a rare opportunity to secure a well-located landholding in Northwest Brampton, an area experiencing continuing long-term growth pressures and future urban expansion potential.

The site is improved with two existing structures—a residential dwelling and a small industrial building—and benefits from a long-standing legal non-conforming status that has enabled outdoor storage and related operations.

Its frontage along a major arterial corridor positions it strategically within a rapidly evolving employment and mixed-use landscape supported by municipal planning studies and long-range growth forecasts.



// PROPERTY PHOTOS



Front entrance off Bovaird



Outdoor storage

// PROPERTY PHOTOS



Vacant single family detached home



Looking towards entrance of property



// **2868-2870 BOVAIRD DR.W**
BRAMPTON, ON

// AMENITIES MAP



// 2868-2870 BOVAIRD DR. W.
BRAMPTON, ON

// ZONING



The subject property is under the City of Brampton Gore Industrial South Community By-Law; Zoning is A-Agricultural

City of Brampton Zoning By-Law;

<https://maps1.brampton.ca/mybrampton/?find=2868%20BOVAIRD%20DR%20W>

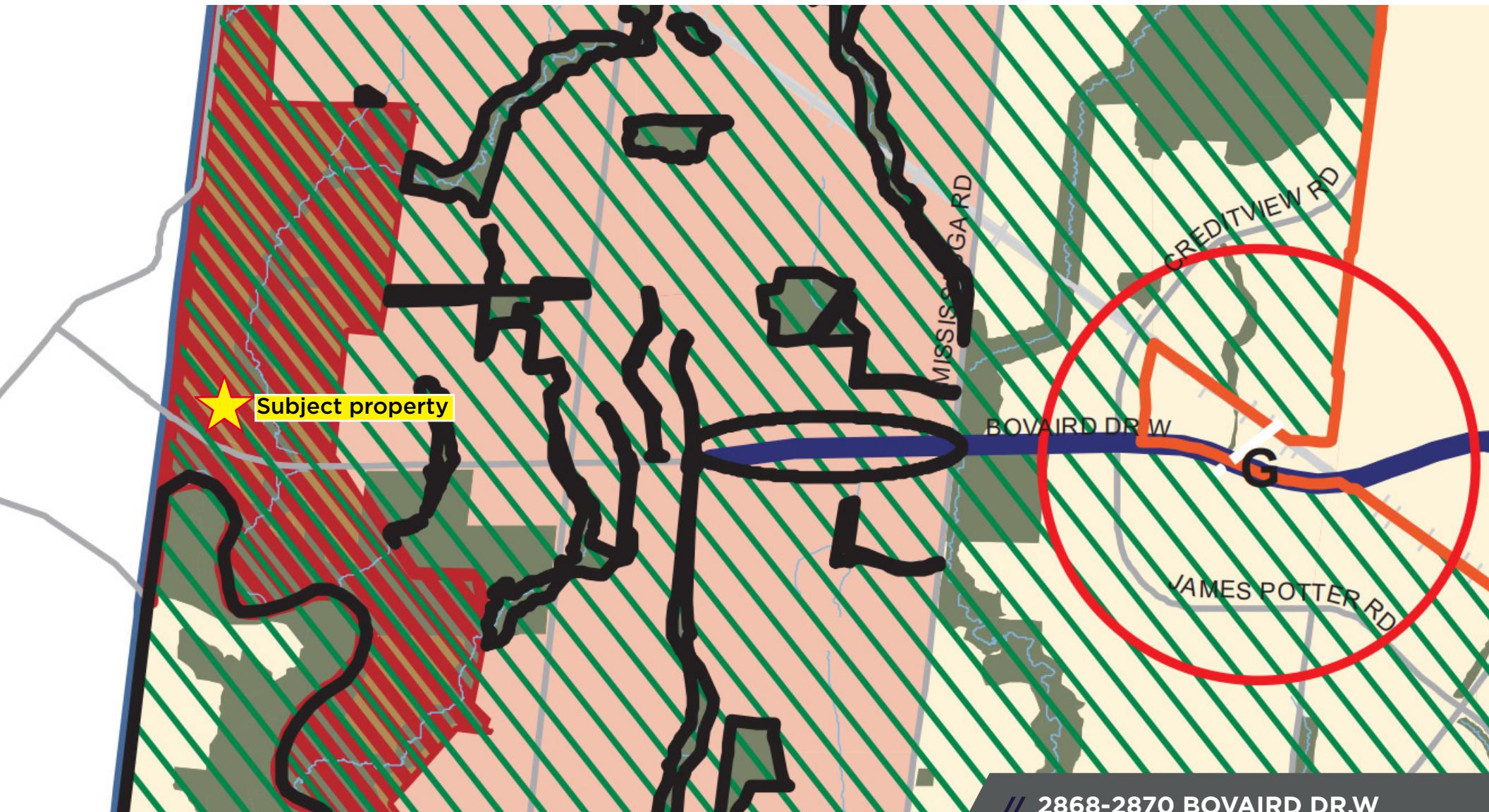


// 2868-2870 BOVAIRD DR.W
BRAMPTON, ON

// OFFICIAL PLAN

The Official Plan link is referenced below.

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



// 2868-2870 BOVAIRD DR.W
BRAMPTON, ON

2868-2870 BOVAIRD DR. W

BRAMPTON, ON

DOWNLOAD
CONFIDENTIALITY
AGREEMENT



For more information, please contact:

JOHN M. FILICE, PH.D.**

Senior Vice President | Advisory & Brokerage Services
Industrial Sales & Leasing – Land - Investment
Direct: +1 905 501 6433
Mobile: +1 416 821 3010
john.filice@cushwake.com

TREVOR HENKE*

Vice President
Land & Investment Sales
Direct: 416-756-5412
Mobile: 416-904-2684
trevor.henke@cushwake.com



1 Prologis Boulevard, Suite 300
Mississauga, ON L5W 0G2
+1 905 568 9500
cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

**Broker *Sales Representative