



2868-2870
BOVAIRD DR. W

BRAMPTON, ON

DOWNLOAD
CONFIDENTIALITY
AGREEMENT

For Sale
UNDER RECEIVERSHIP
OUTDOOR STORAGE LAND

4.46 ACRES



**CUSHMAN &
WAKEFIELD**

// 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.



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// PROPERTY PHOTOS



Front entrance off Bovaird



Outdoor storage

// PROPERTY PHOTOS



Vacant single family detached home



Looking towards entrance of property



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AMENITIES MAP



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// 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>

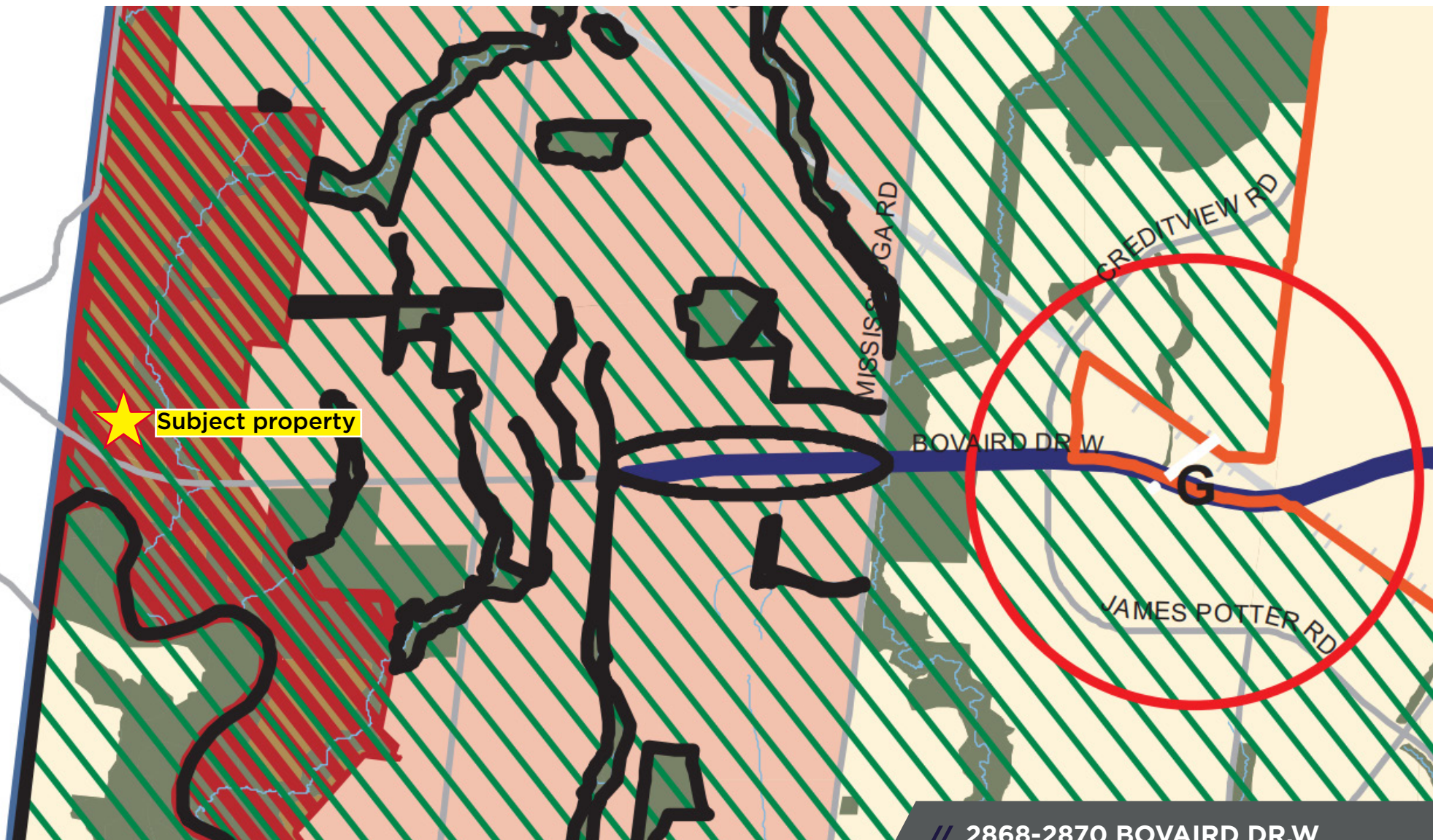


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// OFFICIAL PLAN

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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**Broker *Sales Representative