

## PRIME PROPERTY FOR LIGHT INDUSTRIAL AND COMMERCIAL DEVELOPMENT

PREDC is acting on behalf of the land owner to screen for serious buyers who are also prepared to develop the land within a reasonable timeframe.

### **Location:**

- Immediately north of the old Zehrs Store (being redeveloped into a larger and new No Frills Store opening December 2014).
- Visible from Highway 21, Sutton Park Exit and Gary Street.
- Accessible from a divided boulevard, Gary Street.

### **Area:**

- 302,123m<sup>2</sup> or 74.65 acres

This parcel offers opportunity for a business park. The land could be subdivided into lots of a size appropriate for commercial use (restaurants, stores and outlets) and light industrial use.

Commercial use could be clustered together to be easily accessible and visible from adjacent roadways. Light industrial use could be clustered to be accessible but not necessarily visible from any adjacent roadway.

The park would be accessible from Gary Street with a roadway serving all lots. Lots would be provided with hydro and with municipal water, sewer and fire hydrants. Lots would be priced to offset development costs and to be competitively priced with similar property in adjacent municipalities.

Business eligible to locate at this site would:

- Require no large amounts of water for processing or other reason.
- Not produce waste requiring special disposal.
- Not produce heavy smoke or odour as part of their operations.

FOR MORE INFORMATION PLEASE CALL PREDC AT 519-396-7711 OR 1-855-396-7711