

# \$4,499,000 - Pt S1/2 Lt 56 Highway, York

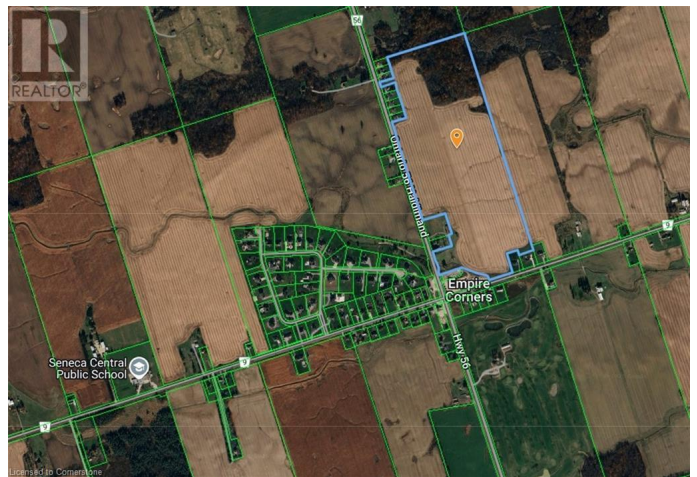
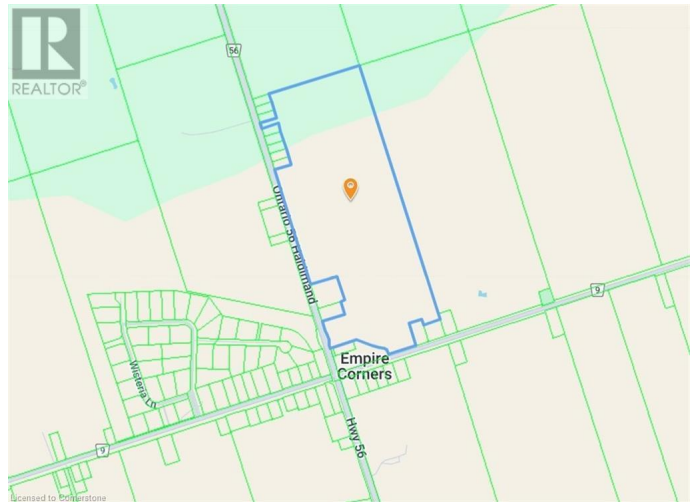
MLS® #40701920

**\$4,499,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 88.00 Acres

064 - Seneca, York, Ontario

Fantastic opportunity for Developers and Builders with this prime ~88-acre parcel of land situated near the main intersection at Empire Corners on Highway 56 just 10 min south of Binbrook and all amenities. Also, adjacent to one of Haldimand County's most prestigious developments; know as Empire Country Estates, consisting of 41 luxurious multi-million-dollar custom homes. Features stunning vistas and rolling farmland with some forest. With the Provincial Government's promise to increase housing supply and their goal of building 1.5 million homes by 2031, this parcel offers tremendous potential for a large residential development/subdivision or country estate building-lots in the near future. The property is Zoned Agricultural with approximately 65 acres currently being used for cash crop, ~23 acres of forest and ~1417 feet of frontage along HWY 56 with natural gas & hydro available. Tenant farmer shall be allowed to harvest existing crop. Located 20 minutes south of Hamilton and the LINC with easy access to Hwy 403/Toronto. Also, close to 2 golf courses, near the Grand River en-route to Lake Erie. The Buyer is responsible to complete their own checks regarding a Zoning Amendment, intended future development, severances, and any plan of subdivision. A rare and potentially lucrative investment opportunity! Can be sold together with 60 acre parcel nearby on Haldimand Rd 9, MLS #40701910. (id:6289)



## Essential Information

|           |             |
|-----------|-------------|
| Listing # | 40701920    |
| Price     | \$4,499,000 |
| Bathrooms | 0.00        |
| Acres     | 88.00       |
| Type      | Vacant Land |
| Sub-Type  | Freehold    |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | Pt S1/2 Lt 56 Highway |
| Subdivision | 064 - Seneca          |
| City        | York                  |
| Province    | Ontario               |
| Postal Code | N0A1R0                |

## Amenities

|           |                                        |
|-----------|----------------------------------------|
| Utilities | Natural Gas, Telephone                 |
| Features  | Southern exposure, Country residential |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Royal LePage NRC Realty Inc. |
|----------------|------------------------------|



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Listing information last updated on October 28th, 2025 at 5:31am EDT