

\$6,600,000 - 18609 Highway 48, East Gwillimbury (mt Albert)

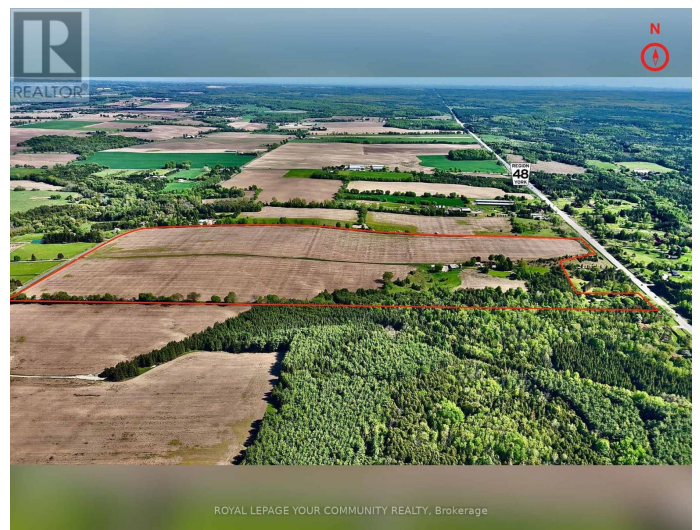
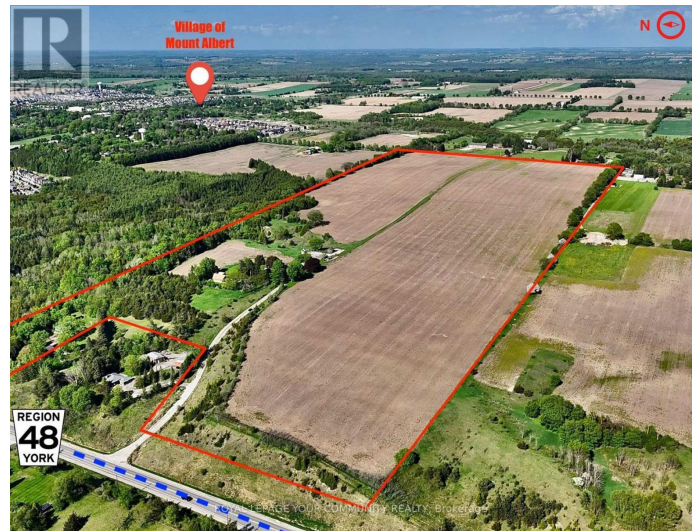
MLS® #N12155378

\$6,600,000

0 Bedroom, 0.00 Bathroom, 99 sqft
Vacant Land on 99.09 Acres

Mt Albert, East Gwillimbury (mt Albert), Ontario

Exceptional 99-Acre parcel located just outside the Mount Albert Official Plan. An extraordinary opportunity to acquire a strategically positioned 99-acre parcel of prime future development land, located in the thriving and fast-growing Town of East Gwillimbury. Nestled in the heart of Mount Albert and surrounded by multiple active and proposed residential developments, this property offers significant potential for long-term capital appreciation. Featuring dual access from both Highway 48 and Centre Street, the site enjoys superb connectivity and ease of access, an increasingly rare combination in such a desirable location. The land currently produces a steady rental income of over \$41,000 annually for the farm lease and two updated homes on the property, delivering immediate revenue for investors as they plan for future development potential. With a majority of the land being actively farmed, it is well maintained throughout all four seasons and also benefits from its location at the highest natural elevation in Mount Albert, verified by provincial topographic surveys. This property offers a unique landscape characteristic that may provide added value from both a planning and design perspective. Investor sentiment remains highly positive, with strong confidence in the property's long-term prospects. This reinforces the strategic value of land banking in a region poised for sustained growth and



Essential Information

Listing #	N12155378
Price	\$6,600,000
Bathrooms	0.00
Square Footage	99
Acres	99.09
Type	Vacant Land

Community Information

Address	18609 Highway 48
Subdivision	Mt Albert
City	East Gwillimbury (mt Albert)
Province	Ontario
Postal Code	L0G1M0

Amenities

Features	Irregular lot size
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Interior

Heating	Baseboard heaters
Cooling	Fully air conditioned

Listing Details

Listing Office	ROYAL LEPAGE YOUR COMMUNITY REALTY
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