

\$5,500,000

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3187

Stouffville

Road,

Whitchurch-Stouffville

MLS® #N12395049

\$5,500,000

0 Bedroom, 0.00 Bathroom, 5 sqft

Vacant Land on 4.79 Acres

Rural Whitchurch-Stouffville,
Whitchurch-Stouffville, Ontario

A Rare and Irreplaceable Commercial Offering Zoned Highway Commercial (HC), 4.792 Acres on Stouffville's Premier Gateway Corridor. This is not just land, it's an opportunity to shape the future of Stouffville's East-West gateway. With 430 feet of prime Highway Commercial (HC) frontage on Stouffville Road, this strategically located 4.792-acre parcel backs and sides directly onto Bruces Mill Conservation Area and sits just minutes from Highway 404, Stouffville, Aurora, and Markham. Conservation Adjacency Offers Unique Visibility and Branding Opportunity. Zoned HC (Highway Commercial), this property offers a remarkably broad array of permitted uses including: automotive sales and service, golf driving range, miniature golf, hotel/motel, private clubs, clinics, restaurants (including drive-thru and drive-in), commercial entertainment destinations, business offices, and more. (All uses subject to municipal approval.) This near-level site features: Extensive land studies (available as part of accepted offer due diligence) - Hydro available and Drilled Well in place. 430 Feet High-visibility frontage on a major commuter corridor - Environmental adjacency to a protected green space. With a rare zoning and a location this strategic, this is an incredible opportunity to secure one of the last HC-zoned parcels of its kind in York



Region. Whether you envision a future-forward automotive destination, a low-impact recreation or wellness venue, or a future-forward commercial or recreational campus, this site offers a canvas that is both visionary and grounded in real value. (id:6289)

Essential Information

Listing #	N12395049
Price	\$5,500,000
Bathrooms	0.00
Square Footage	5
Acres	4.79
Type	Vacant Land

Community Information

Address	3187 Stouffville Road
Subdivision	Rural Whitchurch-Stouffville
City	Whitchurch-Stouffville
Province	Ontario
Postal Code	L4A3W9

Listing Details

Listing Office SUTTON GROUP-HERITAGE REALTY INC.



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