

# \$9,500,000 - N/A,

MLS® #X12079452

**\$9,500,000**

0 Bedroom, 0.00 Bathroom, 39 sqft

Agriculture on 39.04 Acres

N/A, ,

Presenting an unparalleled investment opportunity: a sprawling 40+/- -acre parcel of prime development land with an impressive 676.84 feet of direct frontage along Highway 401. Strategically located on the first road north of the 401 corridor, this property offers exceptional visibility and accessibility, making it an ideal candidate for a diverse range of development projects. Accessibility is a key highlight, with seamless entry points from both Veterans Memorial Parkway and Westchester Bourne. This ensures effortless connectivity to major transportation routes, enhancing the property's appeal for logistics, distribution centers, or commercial enterprises seeking a strategic foothold in a high-traffic area. The expansive 676.84 feet of frontage on Highway 401 provides significant exposure to constant traffic flow, offering a strategic advantage for businesses that prioritize visibility and ease of access. The substantial acreage, combined with its prime location, presents a versatile canvas suitable for a wide array of development opportunities, subject to appropriate zoning approvals. This offering is a rare find in a rapidly expanding region, presenting immense potential for investors and developers aiming to capitalize on the area's growth. Don't miss this chance to transform a strategically located parcel into a thriving commercial hub. Inquire Today to Explore the Boundless Possibilities! (id:6289)



## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | X12079452   |
| Price          | \$9,500,000 |
| Bathrooms      | 0.00        |
| Square Footage | 39          |
| Acres          | 39.04       |
| Type           | Agriculture |

## Community Information

|             |     |
|-------------|-----|
| Address     | N/A |
| Subdivision | N/A |

## Amenities

|                |         |
|----------------|---------|
| Amenities      | Highway |
| Parking Spaces | 20      |

## Interior

|         |                       |
|---------|-----------------------|
| Heating | Natural gas Other     |
| Cooling | Fully air conditioned |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | ROYAL LEPAGE TRILAND REALTY |
|----------------|-----------------------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 19th, 2025 at 2:32am EDT