

\$1,650,000 - 5 Eighth Concession Road, Brant (burford)

MLS® #X12384960

\$1,650,000

0 Bedroom, 0.00 Bathroom, 5 sqft

Vacant Land on 4.95 Acres

Burford, Brant (burford), Ontario

Unlock the Potential of this Rarely Offered, Multi-Use Property on nearly 5 Acres with Highway Exposure. This is your chance to secure a highly versatile property with C2-5 zoning, offering the perfect blend of commercial opportunity and residential functionality. This lot is perfect for a severance option maximizing the space and potential for the nearly 5 acres. Surrounded by open agricultural land and free from nearby commercial competition, this parcel stands out as a unique development or owner-occupier site. The zoning permits a wide array of commercial uses, including automotive repair, service stations, car washes, retail, and more, plus a site-specific exception allowing for automotive body shop and salvage operations, a rare and valuable inclusion. The property includes a newly renovated 3-bedroom 2 bathroom home, ideal for live-work setups or rental income, as well as a workshop that provides excellent space for business operations, storage, or trades use. With future expansion plans for direct access to Highway 403 and a future full cloverleaf at Bishopsgate Road on the horizon, the site offers seamless connectivity to the GTA, London, Windsor, Kitchener-Waterloo/Cambridge, and major U.S. border crossings. This lot is also part of the township master plan as employment lands. Offering nearly 5 acres of prime, flexible land in a fast-growing region, this property is perfectly positioned for investors, entrepreneurs, or developers seeking



long-term value and unmatched accessibility.
Don't miss this rare opportunity to capitalize on
one of the most adaptable and strategically
located sites in the County of Brant. (id:6289)

Essential Information

Listing #	X12384960
Price	\$1,650,000
Bathrooms	0.00
Square Footage	5
Acres	4.95
Type	Vacant Land

Community Information

Address	5 Eighth Concession Road
Subdivision	Burford
City	Brant (burford)
Province	Ontario
Postal Code	N0E1A0

Amenities

Features	Irregular lot size
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	SAM MCDADI REAL ESTATE INC.
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