

+/- 30,000 SQ. FT. USER / INVESTOR OPPORTUNITY STEPS TO ACTON GO

49 EASTERN AVENUE

ACTON, HALTON HILLS ON • FOR SALE & FOR LEASE



LAND
SPECIALISTS

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INVESTMENT
GROUP

CBRE

THE OFFERING

CBRE Limited is pleased to offer for sale and/or for lease 49 Eastern Avenue in Halton Hills, Ontario. Abutting the Acton GO Station.

The building contains a large retail area, office space, warehouse/ storage space, a mezzanine, as well as a shipping / receiving area. A February 2021 meeting with Town staff indicated that, although heritage conservation of the existing building and public engagement will be required, there is support for redevelopment and intensification given the Site's location. The Site also benefits from a long-term parking license with the municipality providing ample parking for commercial uses of the +/-30,000 sq. ft. building area.

Concept plans for the Site have been created for up to 12-storeys, 155-units and a total Gross Floor Area of approximately 135,356 sq. ft. The concept plans offer different options for density and parking configuration including one with 2-levels of underground parking and another with 1-level of underground parking and parking at grade (within the existing building area).

The Site offers an excellent user/investor opportunity abutting higher order transit. The existing building has an open concept retail/ commercial area as well as a warehouse / shipping area, offering the potential for a range of commercial uses, such as retail and office space, with the potential for future redevelopment and intensification.

PROPERTY DETAILS

Total Size	± 1.20 ac.
Building Area	± 30,000 sq. ft.
PIN	249990147; 249990148
Frontage	± 217 ft. on Eastern Ave
Depth	± 211 ft.
Official Plan	Downtown Redevelopment Sub-Area
Zoning	Development (D)
Parking Stalls	50 exclusively licensed parking stalls; 79 non-exclusively licensed parking stalls; Additional parking stalls available on the east side of the building



Proximity to Acton GO Train Station



Potential for a range of Commercial Uses



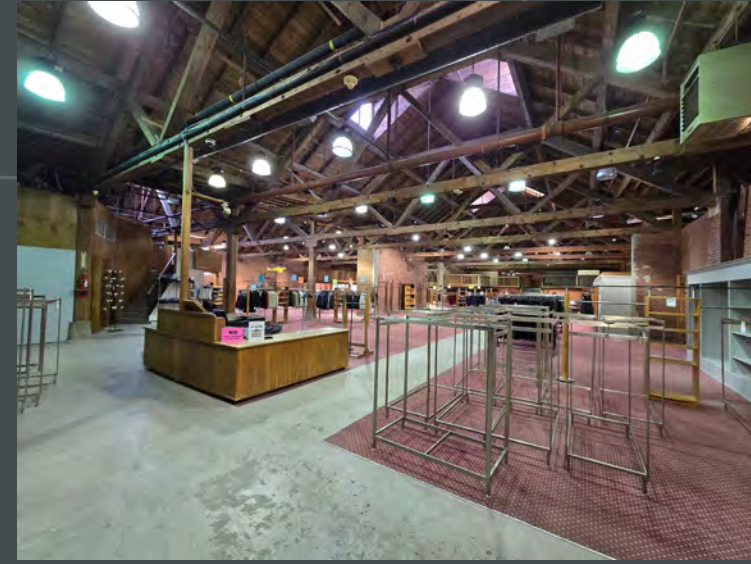
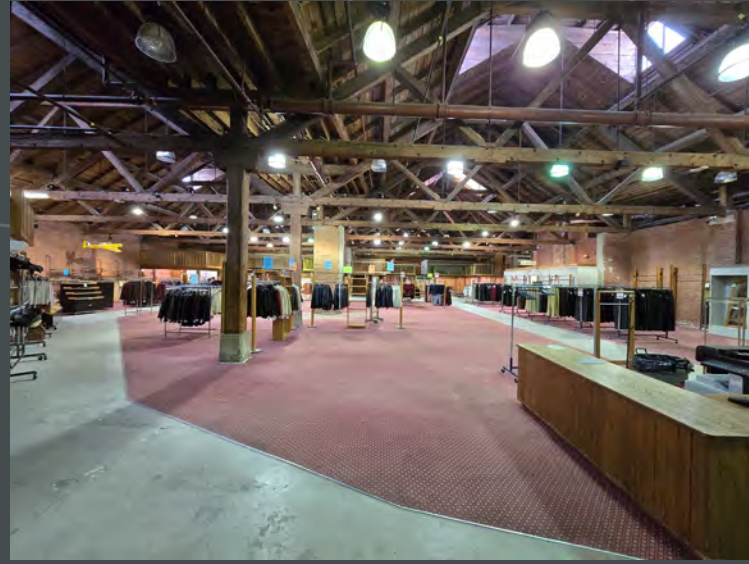
Large-Scale Existing Building with Open Concept Layout

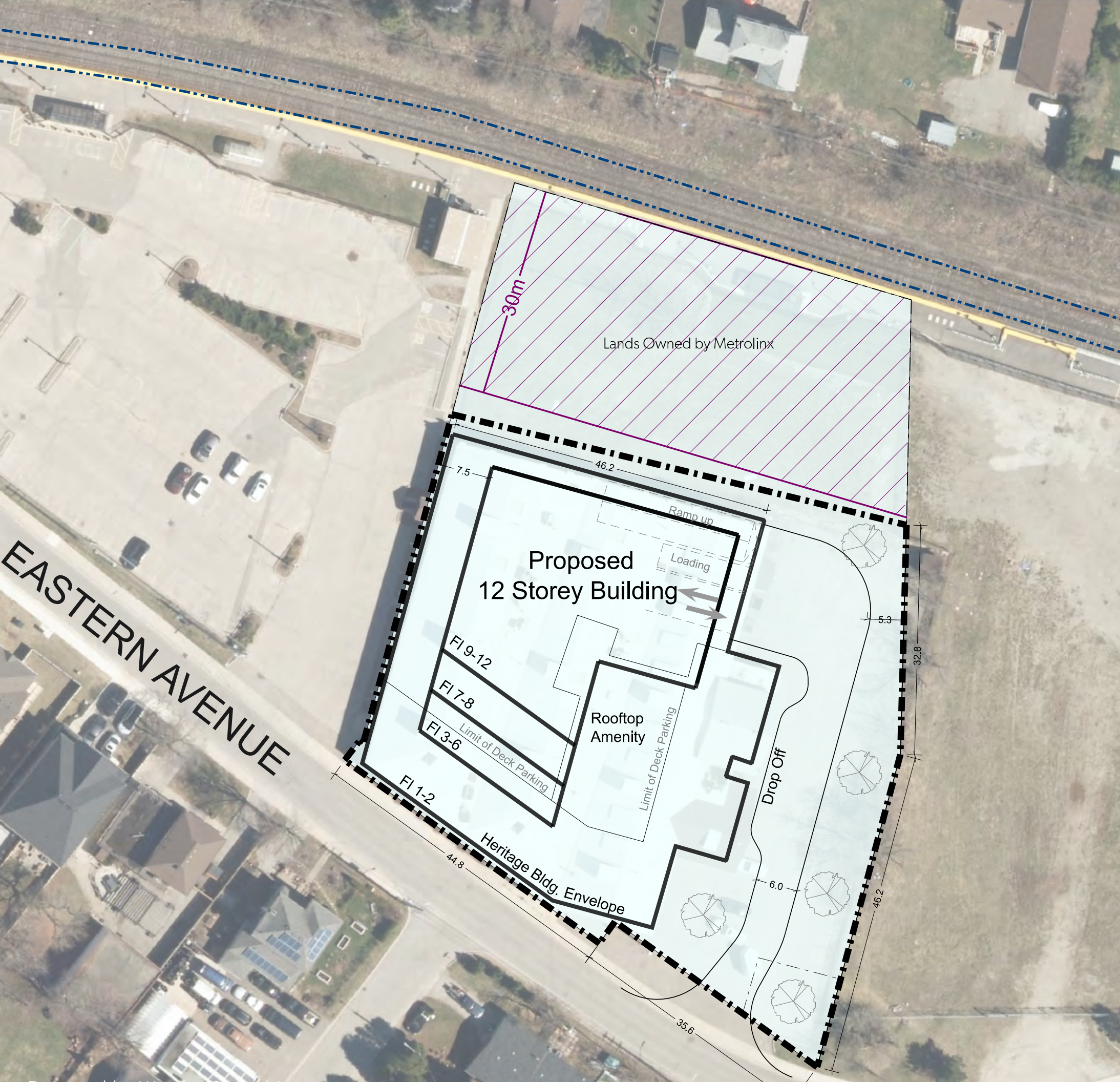


Incorporation of Existing Building into Future Development



EXTERIOR & INTERIOR PHOTO GALLERY





DEVELOPMENT CONCEPT

GFA
135,356 SQ. FT.

FSI
2.68x

UNITS
155 UNITS

TOTAL PARKING
202 SPACES

UG PARKING
118 SPACES

AT GRADE PARKING
84 SPACES

All statistics are estimates

Site Area	± 51,279.27 sq. ft.
Gross Construction Area	± 144,537.79 sq. ft.
Floor 1	± 10,645.50 sq. ft.
Floor 2	± 10,645.50 sq. ft.
Floor 3	± 13,745.51 sq. ft.
Floor 4	± 13,745.51 sq. ft.
Floor 5	± 13,745.51 sq. ft.
Floor 6	± 13,745.51 sq. ft.
Floor 7	± 12,324.68 sq. ft.
Floor 8	± 12,324.68 sq. ft.
Floor 9	± 10,903.84 sq. ft.
Floor 10	± 10,903.84 sq. ft.
Floor 11	± 10,903.84 sq. ft.
Floor 12	± 10,903.84 sq. ft.

NOTES:

- Property Boundary and Building Footprint digitized from Town of Halton Hills Interactive Mapping and are subject to confirmation by survey.
- Railway data retrieved from Ontario Geo Hub, 2020.
- Not based on grading/engineering/flooding analysis.
- Air photo from First Base Solutions Inc., 2019 image
- Units estimated at 85% efficiency of GFA and are subject to change.
- UG parking estimated @100sp/acre of total site area.



PROPERTY POLICY

Official Plan (Region)

Regional Official Plan Amendment no. 48 (ROPA 48) includes changes to several Major Transit Station Area boundaries and policies to ensure conformity with the Growth Plan, providing direction for local municipalities. Within the policy, the Acton GO Major Transit Station Area (MTSA) has a **minimum** density target of 70 resident and jobs per hectare (70 percent residential and 30 percent jobs).



Official Plan (Town of Halton Hills)

The intention of the OP is for the Downtown Redevelopment Sub-Area to become the focus for higher density residential uses in the Acton Downtown Area (Policy D2.5.1.9.1). Permitted uses include:

- Multiple and apartment dwellings;
- Long-term care facilities and retirement homes;
- Street or block townhouses dwelling; and,
- Retail uses in existing buildings

The Downtown Redevelopment Sub-Area of Acton provides policy direction for intensification and supports the redevelopment of the Subject Property. The intensification target of 75 to 100 units per net residential hectare may not be applicable to the Subject Property based on the revised MTSA policies (which) from the Region and the forthcoming Town initiated Official Plan Amendment regarding the Intensification Opportunities Study (IOS).

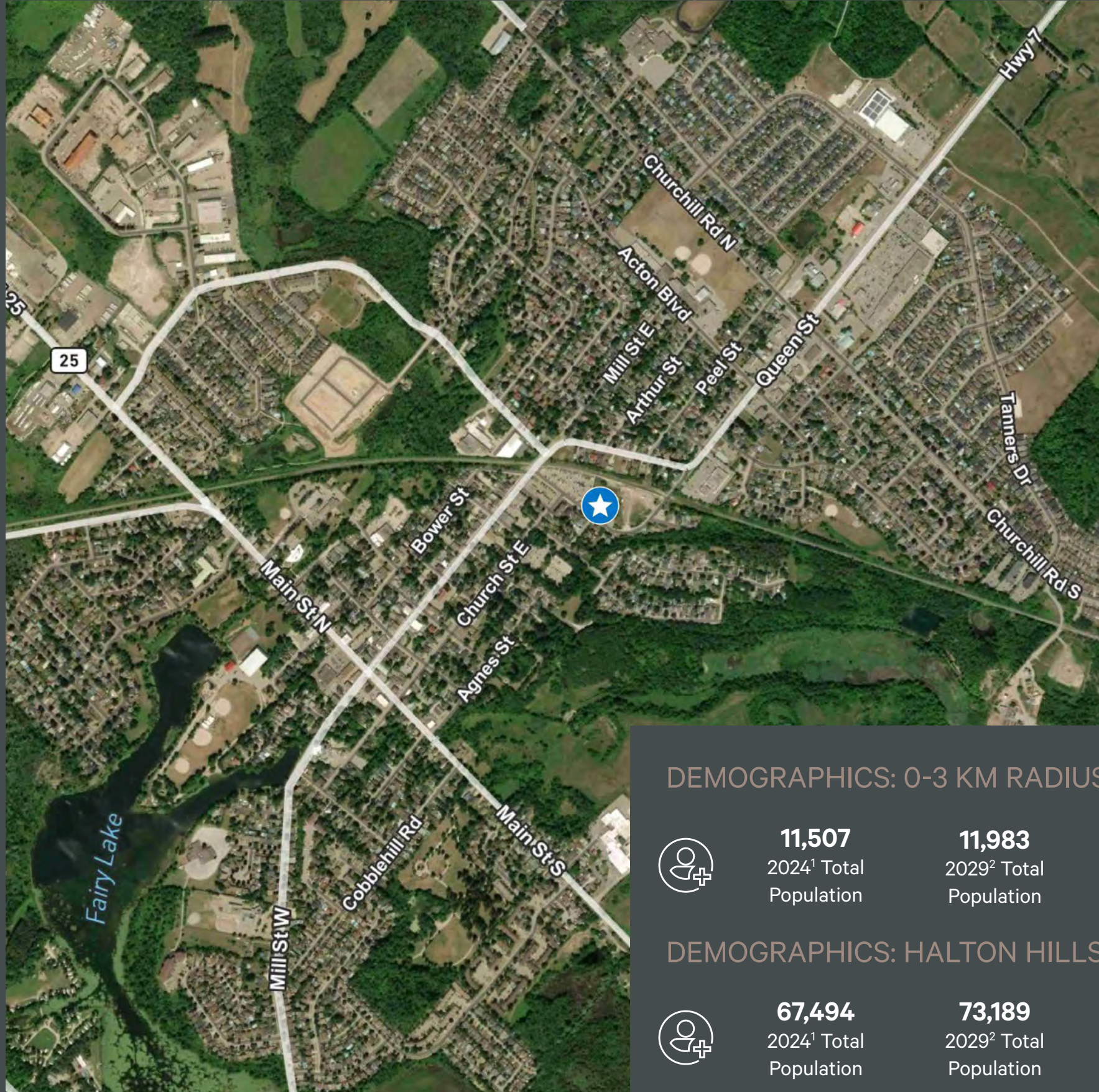
Zoning: Development (D)

The Property is zoned Development (D) within Zoning By-law 2010-0050. The Development (D) zone applies to lands that are identified in the Official Plan as being suitable in principle for additional development primarily in the form of new lot creation. This zone specifically applies to certain lands already designated for urban development in Georgetown, a Special Study Area in Acton and a limited number of vacant properties in the various Hamlets and Rural Clusters. The Development Zone does not provide performance standards and a zoning By-law amendment will be required to permit development on the site.

Planning Report

The Weston Consulting planning opinion for the Site suggests a site plan that builds around the existing heritage building based on the policy framework, proximity to the GO Station, and a discussion with staff from the Town of Halton Hills. The density proposed in the concept plan represents a 2.21 FSI (113,354.74 sq. ft.; 128 units). The total buildable area includes approximately 30,000 square feet of existing heritage building area. The recommended strategy from the Planning Report involves retainment of Heritage Consultants, community engagement up front, and meetings with Town staff and elected officials. An OPA and ZBA will be needed for the development. Given proximity to the Go Station, it is possible that density could be pushed further.

LOCAL OVERVIEW



REGIONAL OVERVIEW



DEMOGRAPHICS: 0-3 KM RADIUS FROM THE SITE

	11,507	11,983	+4.1%		\$140,811	\$165,422
	2024 ¹ Total Population	2029 ² Total Population	Population Change 2024-2029 ²		2024 ¹ Average Household Income	2029 ² Average Household Income

DEMOGRAPHICS: HALTON HILLS

	67,494	73,189	+8.4%		\$172,039	\$203,782
	2024 ¹ Total Population	2029 ² Total Population	Population Change 2024-2029 ²		2024 ¹ Average Household Income	2029 ² Average Household Income

¹ Estimated ² Projected

Source: Environics Analytics, 2025

DUE DILIGENCE

Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. Prospective purchasers seeking access are asked to complete this offering's Confidentiality Agreement electronically using the CA submission button below:

[CLICK HERE TO SUBMIT CA](#)

The documents itemized below are available:

- Planning Opinion Letter – Weston Consulting
- Development Concept Plans
- Floor Plan for Existing Building
- Land Surveys
- Additional Parking Information

OFFERING PROCESS

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property.

Offers to purchase are requested to be submitted to:

Daniel Satoor*
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+1 416 495 6203
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Offers to lease are requested to be submitted to:

Brett Taggart*
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ASKING PRICE:
\$4,490,000

**ASKING RENT RATE
(NET): \$12.00**

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