

7230 Nashville Road Vaughan, Ontario

For Sale

Future Development Land

Property Features

Asking Price	\$11,000,000
Intersection	Highway 50 & Nashville Road
Lot Size	98 Acres
Primary Type	Development Land
Taxes/Year	\$4,399.85/2008
Zoning	A-Agricultural with small parcel in southwest corner designated as rural
Legal Description	Part Lot 26, Concession 10, Being Parts 1,2,3,7 Plan 65R29142
Residence	2 storey Georgian – 6 bdrm & 4 bath
Outbuildings	3 car garage, indoor horse riding arena, 10 stall barn implement
Grounds	½ mile horse race track, in ground pool
Offers	This is an estate sale. Cash offers take precedence
Frontage	3,000 feet (approx) on Nashville Road



The property is not located within the designated Oak Ridges Moraine area

The subject land is situated in the northwest section of the City of Vaughan. Within the fast growing north south corridor of Highway 50 and Highway 427. Immediately north of the designated Vaughan Enterprise Zone. The lands are outside the current protected boundaries, as defined by the Oak Ridges Moraine Act and subsequent Green Belt Legislation.

The property is located just east of the intersection of Highway 50 and Nashville Road with frontage on Cold Creek and Nashville Roads.

The 98 acre parcel of land is rectangular in shape. It is surrounded by vacant farm land to the north, the hydro corridor to the east. Nashville Road to the south & Cold Creek Road to the west. The lands are in close proximity to the Sears Distribution Centre and CP Rail yards.

The property is part of the ever-shrinking non-designated land south of the Oak Ridge Moraine and Greenbelt, and north of the designated and developed lands throughout the GTA.

Currently, the land is cropped farmed with a working equestrian facility, with a residence facility, with a residence and outbuildings. The topography of the property is mostly table land with one low lying area to the east.

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy & completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

