



## Cross Property Client Full

### 170 LAKESHORE ROAD E

The Blue Mountains, ON N0H 1J0  
Grey County/Blue Mountains (The)/None

Land/Commercial/For Sale  
**Active**

Price: \$395,000.00



MLS#: **145121**  
List Date: **01-Aug-2018**  
Bedrooms (AG/BG): **(/)**  
Bathrooms (F/H): **0 (/)**  
Sq Ft. Unfinished: **0 (/)**  
Recreational: **No**  
Year Built/Desc: **/**  
Lot Depth: **0.5-0.99**  
Acres: **1.28**  
Access: **Municipal road, Year Round**  
Waterfront: **No**  
WF Exposure:

Public Remarks: **Prime development property with high traffic exposure in Thornbury. Zoned M1 (general Industrial) on highway 26 this is an ideal spot to locate your business. With visibility from the highway on one side and access to the Georgian trail on the other; this property is perfect for taking advantage of the unprecedented growth in Thornbury and The Blue Mountains. Lots that offer both growth and accessibility are extremely rare. Book your showing now! Taxes to be assessed. Site Plan to be assessed.**

Directions: **Off HWY 26, Turn Right onto Lakeshore Road, Land is on the Left (between Georgian Trail and Hwy 26).**

**Interior Features**  
**Exterior Features**

Restrictions: **None**  
Services: **Cell Service, Natural Gas**  
Topography: **Dry, Flat**  
Water/Supply Type: **None/**  
Site Influences: **Downtown, Major Highway, Shopping Nearby, Skiing, Trails**  
Alternative Power: **None**  
Sewage: **None**

#### Inclusions/Exclusions

Exclusions: **NONE.**

#### Land

**ACREAGE**  
Total: **1.28**  
Clear: **1.28**  
Draft Plan of Subdivision: **No**  
Rented: **No**  
Tiled-System: **No**  
Site Plan of Approval: **See remarks**  
Soil Test/Date: **/**  
Development Charges: **Yes**  
Official Plan: **TBD**

#### Tax Information

Roll#: **424200001107825**  
Pin#: **371410250**  
Assessment \$/Year: **\$52,000/2018**  
Legal Description: **PT LT 31 CON 8 COLLINGWOOD PT 2, 16R3457; THE BLUE MOUNTAINS**  
Local Improve Fee/Comments: **/**  
Zoning: **M1**  
Survey/Year: **No**  
Taxes/Year: **\$0/2018**  
Survey Type:

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 08/01/2018

Prepared By: STEVE SIMON, Salesperson

Royal LePage Locations North (Thornbury), Brokerage

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