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**Cross Property Client Full**

**180 LAKESHORE DRIVE**  
**The Blue Mountains, ON N0H**  
**1J0**  
 Grey County/Blue Mountains  
 (The)/None

**Commercial/Building Only/For Lease**      **Price: \$21.00**  
**Active**      **Price Measurement: Sq Ft**  
**Lease Type: Other**



MLS@#: **146521**  
 List Date: **09-Aug-2018**      Sqft Available: **17,000**  
 # Floors:  
 Building Type: **Business, Industrial, Retail**  
 Title/Ownership: **Leasehold/Leased Land**      Recreational:  
 Lot Front: **603.00**      Lot Depth:  
 Road Access Fee:  
 Waterfront: **No**      Lot Size/Acres: **3-9.99 Acres/**  
 Total Number of Units: **1**      WF Exposure:

Public Remarks: **Prime development, BUILD TO SUIT, property with high traffic exposure in Thornbury. These 2 development lots, zoned M1 (general Industrial) on highway 26 offer the best potential for business. With visibility from the highway on one side and access to the Georgian trail on the other; any of these properties would be ideal for taking advantage of the unprecedented growth in Thornbury and The Blue Mountains. Premium lots in a region that offers both growth and accessibility is extremely rare. Book a showing now!**

Directions: **Heading West on Hwy 26, Turn Right onto Lakeshore Drive, Property is at the end of the road on the left.**

**Interior Features**

Heat Primary/Sec: **None/**      Basement:  
 Sq Ft Total (Bldg): **0**      Sq Ft Min Div: **17,000**      Sq Ft Max Cont: **17,000**  
 Bays - LxW: - x      Sq Ft Available: **17,000/**      Utilities:  
 Grade Level - HxW: - x      Retail Area: /      Hydro:  
 Water/Supply Type: **None/**      Sewage: **None**      Exposure:

**Lease/Rental Information**

Incl In Add. Rent: **None**      Lease Term:  
 Parking Cost/Mnth \$:      Furnished:      Sublease: **No**      Priv Entrance:

**Unit Information**

Unit Types	Unit #	Net SqFt	Rate	Addtl Rent	Date Leased	Additional Info
Other	0	17,000				

**Tax Information**

Pin#:      Zoning: **M1**      Taxes/Year: /  
 Assessment \$/Year:      Survey/Year/Type: **No//**      Type Taxes:

**Financial Information**

Confidential: **No**      Financial Stmt:      Chattels:      Franchise:

**Royal LePage Locations North (Thornbury), Brokerage**

**Client Full Report**

**Date Printed: 08/21/2018**

**Prepared By: STEVE SIMON, Salesperson**

**Royal LePage Locations North (Thornbury), Brokerage**

**All data is subject to Errors, Omissions or Revisions and is not warranted. 08/21/2018 01:05:46 PM**