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Cross Property Client Full RES

11 BAY STREET E

Land/ Commercial/ For Sale

**Price:
\$1,200,000.00**

**Thornbury, ON N0H2P0
Grey County/ Blue Mountains (The)/**

Active



MLS®#: **235248**
List Date: **26-Nov-2019**
Bedrooms (AG/BG): (/)
Bathrooms (F/H): **0** (/)
Sq Ft Finished
Title/Ownership: **Freehold**
Fronting On: **North**
Lot Front: **198.00**
Road Access Fee:
Access: **Year Round**
Waterfront: **No**
Leased Land Fee:
Sq Ft. Unfinished
Recreational: **No**
Year Built/Desc: /
Lot Depth: **111.00**
Lot Size/Acres: **Under .5 Acre/
0.27**
WF Exposure:

Public Remarks: Nestled in the heart of Thornbury on the riverfront, this site plan approved and shovel ready development property offers beautiful sunset, sunrise and water views. As a savvy investment opportunity with a very short timeline to commencement you can take part in developing Thornbury with this exclusive property on prestigious Bay Street. Condo docs are done. Engineering and grading plans will be provided. Walking distance to Downtown Thornbury's award-winning restaurants, boutiques, trails and harbour and a short drive from private ski clubs, Georgian Bay Club and Blue Mountain.

Directions: Highway 26 from Collingwood to Thornbury, Turn right onto Mill St, turn left onto Bay St, vacant land is on your left.

**Interior Features
Exterior Features**

Add'l Monthly Fees:
Lot Shape: **Irregular**
Restrictions: **Subdivision Covenants**
Services: **At Lot Line-Gas, At Lot Line-Hydro, At Lot Line-Municipal Sewer, At Lot Line-Municipal Water, Cell Service, Garbage/Sanitary Collection, Recycling Pickup**
Topography: **Clear View**
Water/Supply Type: **Municipal/**
Site Influences: **Beach, Dog Park, Golf, Major Highway, Park, River/Stream, Schools, Shopping Nearby, Skiing, Trails**
Exposure: **Pool: None**
Lot Irregularities:
FH Common Fee:
Alternative Power:
Sewage: **Municipal Sewers**

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **none**

Land

Total: **ACREAGE 0.27**
Clear:
Draft Plan of Subdivision: **No**
Rented:
Tiled-System:
Site Plan of Approval: **Yes**
Soil Test/Date: /
Development Charges: **Yes**
Official Plan: **tbd**

Tax Information

Roll#: **424200001609104**
Pin#: **371400555**
Assessment \$/Year: **\$227,000/2016**
Legal Description: **See documents**
Local Improve Fee/Comments /
Zoning: **Residential**
Survey/Year: **No**
Taxes/Year: **\$0/0**
Survey Type:

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 11/29/2019

Prepared By: STEVE SIMON, Salesperson

Royal LePage Locations North (Thornbury), Brokerage