

FOR SALE

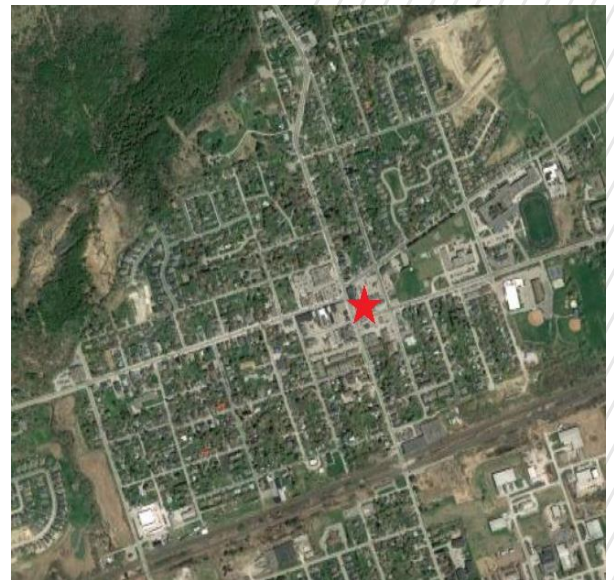
**6 Elizabeth Street
Brighton, Ontario**



PROPERTY HIGHLIGHTS

Commercial vacant land available for sale on busy corner of Elizabeth Street and Prince Edward Street in downtown Brighton. This parcel sits at one of the busiest intersections of Brighton along Highway 2, a well traveled highway which runs parallel to the 401. Good potential for QSR or mixed use multifamily development.

| | | | |
|-----------------------|-------------|----------------------|-------------|
| BUILDING SF | No building | SIGNAGE TYPE | N/A |
| LAND SF | 19,070 | 1-MILE (POP.) | 11,000 |
| YEAR BUILT | N/A | 3-MILE (POP.) | 23,000 |
| PARKING | N/A | MED. INCOME | \$93,000 |
| TRAFFIC COUNTS | 6,100 VPD | SPACE USE | Vacant land |



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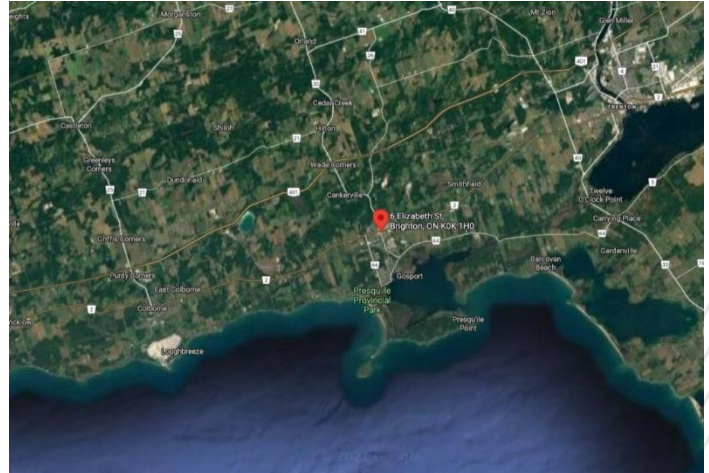
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FOR SALE

**6 Elizabeth Street
Brighton, Ontario**

Vacant Commercial

Located at the intersection of the most travelled North/South and East/West routes through Brighton, Ontario, a fast growing market. Brighton is located approximately 150km East of Toronto and 100km West of Kingston. Good potential for QSR or mixed use multifamily development.



LEGAL INFORMATION

| | |
|----------------------|----------------------------|
| TAX PARCEL ID | 140810802002700 |
| 2020 RE TAXES | \$4,898 |
| ZONING | CA-10 Core Area Commercial |



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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