

Investment Development Land

4217 Highway 7 East
Markham, Ontario

Offered at \$2,600,000



THE OPPORTUNITY

This parcel of 3.40 acres of land sits facing the rapidly developing Highway 7 corridor.

The Town of Markham desired vision per their demonstration plan is to have a comprehensive development over 4189 Highway 7, 4201 Highway 7 and 4217 Highway 7 (the subject property).

As of July 20, 2011, 4201 Highway 7 (the centre parcel of the three) has been sold. Closing is expected in August 2011.

Sciberras Road, currently to the North of Highway 7, is to be extended South to connect to Enterprise Drive and the incredibly successful and visionary Remington Development of Downtown Markham (see www.downtownmarkham.ca)

Investors and Developers with vision can assemble these three parcels into a major office, residential or institutional use development.

As an entry point into Downtown Markham and stellar Highway presence, this Land offers exceptional potential.

ADDITIONAL NOTES

There is an existing 1600 square foot home on the property that is occupied and could be rented out while the land is held for redevelopment.

ACQUISITION OPTIONS

Offered at \$2,600,000

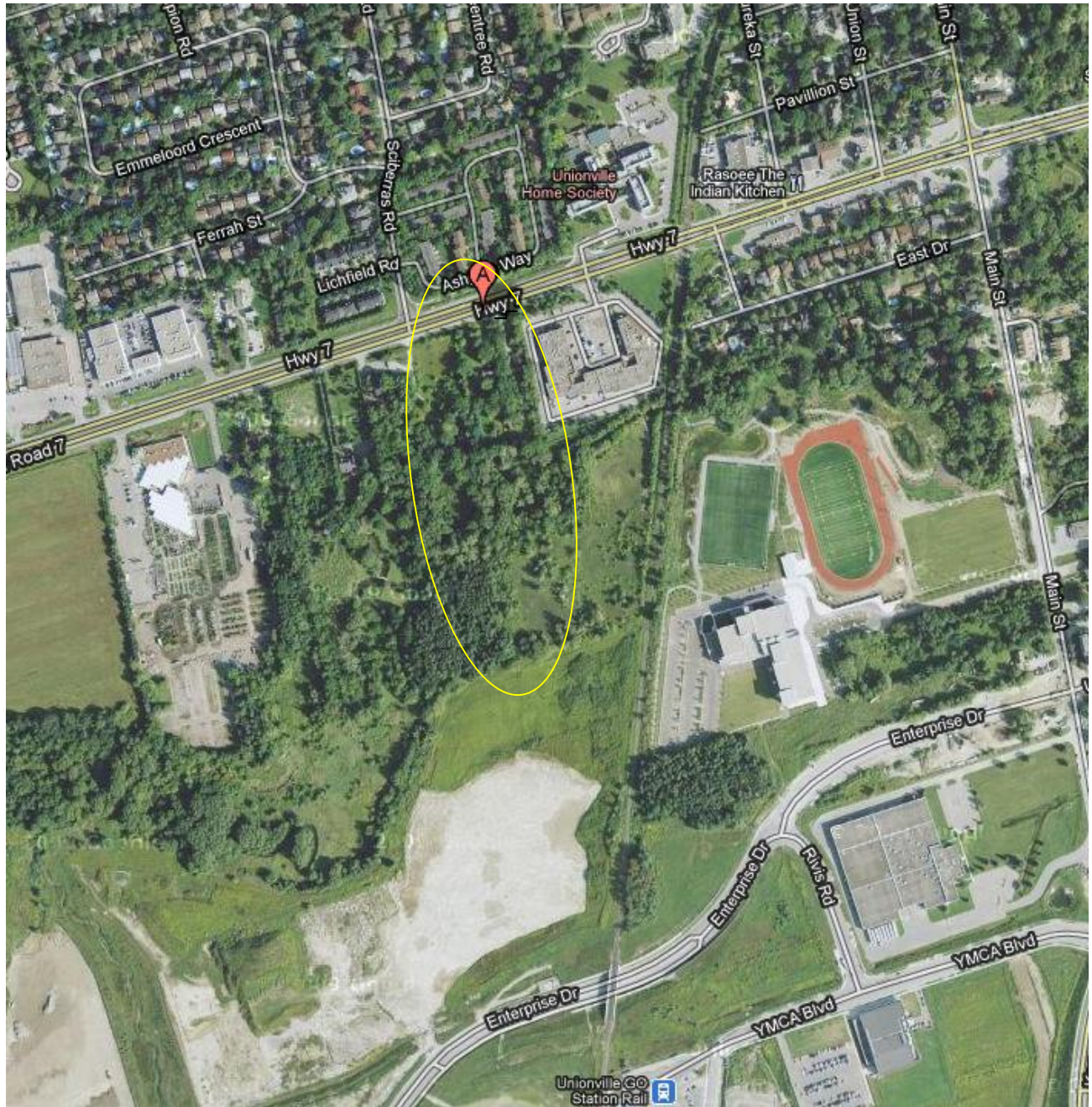
Buyer VTB requests may be presented for consideration

DISCLOSURE NOTICE

All information contained herein is believed reliable and has been obtained from several sources. Bexhill Realty does not warrant the accuracy or timeliness of any of the information contained herein and specifically cautions all Buyers to perform their own comprehensive due diligence to assess the opportunity and suitability of this investment for their particular purposes.

LOCATION

4217 Highway 7 East
Markham, Ontario





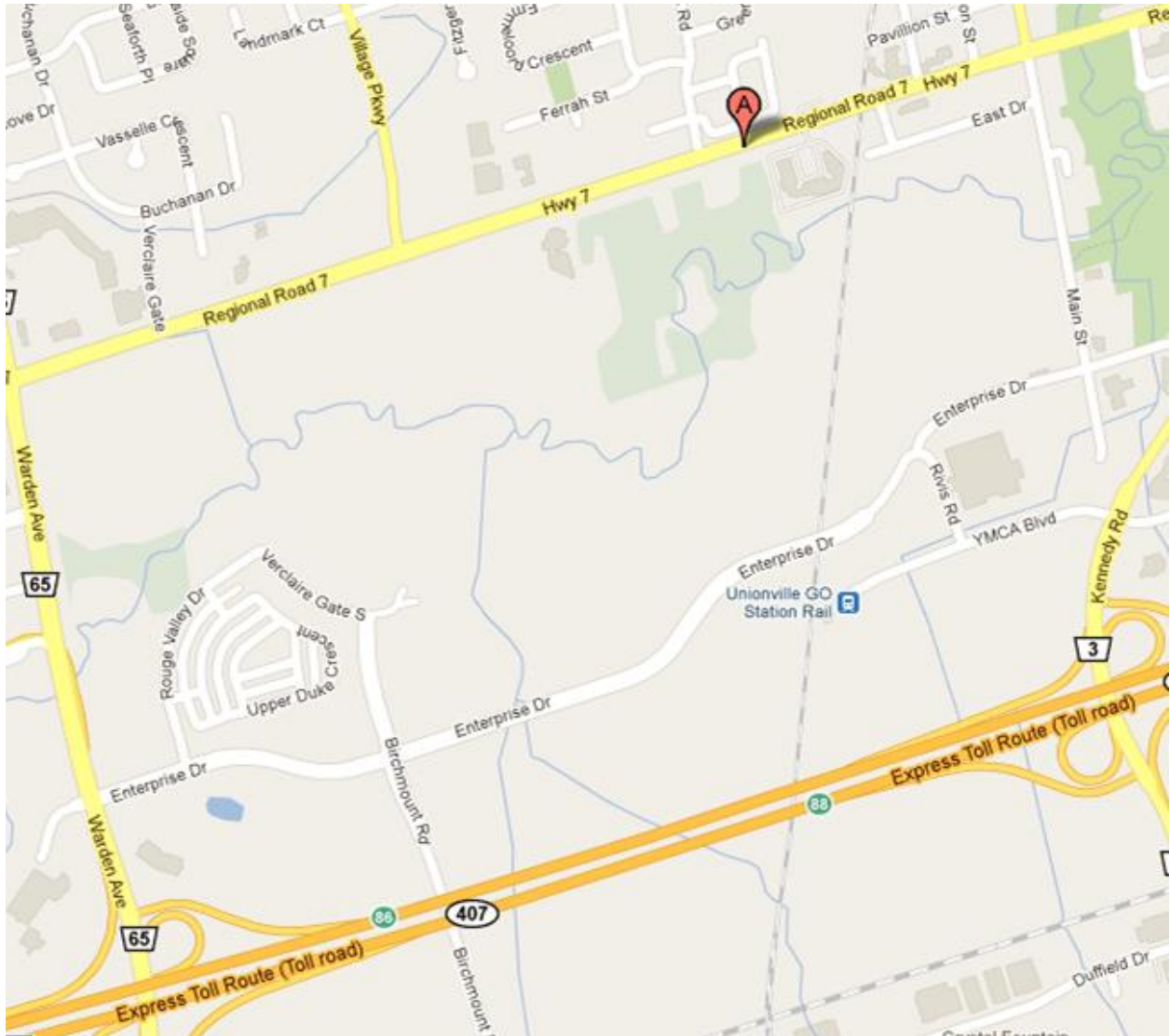
7

Rouge River

4189 Hwy 7
East

4201 Hwy 7
East

4217 Hwy 7
East



VIEWING

Appointments to walk the land are easily arranged.

Viewing of the home will only be allowed as a condition of offer.

APPOINTMENTS TO VIEW THROUGH

Bexhill Realty Inc., Brokerage

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