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Exceptional development opportunity featuring two adjacent parcels totaling 1.46 acres in a highly visible location. Zoned Neighbourhood Commercial, the property offers over 400 feet of road frontage along a well-traveled corridor with more than 10,000 vehicles passing daily, providing excellent exposure for a wide range of commercial or mixed-use ventures. Access from Crewe Road the parcels also benefit from an easy additional gazetted right-of-way from Edgewater Drive at the rear, allowing for flexible site planning, improved traffic flow, and potential multi-access development. Being offered at land value, this property presents a rare chance for investors and developers to capitalize on a prime, high-traffic location ideal for retail, office, mixed-use, or service-based projects. A compelling opportunity to secure a strategically positioned site with outstanding visibility and development potential.

Essential Information

Type Land (For Sale)	Status Current	MLS 420516	Listing Type Commercial
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Key Details

Width 420.00	Block & Parcel 23B,49/50	Depth 200.00	Block & Parcel 23B,49/50	Den No
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Acreage
1.4600

Additional Feature

Block 23B	Parcel 49/50	Views Inland	Zoning Commercial Neighbourhood
Road Frontage 420	Soil Marl		