

FOR SALE

WHITNEY
Commercial Real Estate Services

37 YONGE ST N, WALKERTON



MEDIUM DENSITY RESIDENTIAL LAND AVAILABLE FOR SALE

As of right, 30-unit stacked townhome site in Walkerton on 3.77 acres. Site Plan and Functional Servicing Report are approved in principal by the Town subject to execution of the Site Plan and Development Agreement.

Due diligence materials are available upon execution of an NDA.

LAND AREA | 3.77 Acres

ZONING | R3-10

ASKING PRICE | \$1,350,000

TAXES | \$1,758.75 (2024)



KEY PLAN

SITE

LEGEND

- PROPERTY BOUNDARY
- EDGE OF EXISTING PAVEMENT
- PROPOSED SANITARY MAIN
- EXISTING SANITARY MAIN
- PROPOSED STORM MAIN
- EXISTING STORM MAIN
- PROPOSED SUBSTATION
- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- PROPOSED SANITARY SERVICE
- EXISTING SANITARY SERVICE
- PROPOSED SANITARY VEHICLE
- EXISTING SANITARY VEHICLE
- CATCHMENT AREA ID
- CATCHMENT AREA IN HECTARES
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED TWIN ALLEY CATCHBASIN SPOUT
- PROPOSED TWIN ALLEY CATCHBASIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY VEHICLE CLEANOUT
- PROPOSED CURB STOP VALVE
- PROPOSED STREET SET
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED ELEVATION
- EXISTING ELEVATION

STACKED TOWNHOUSE (10 UNITS)
T.F.M.D. = 261.85m
P.F. = 260.72m
B.F.F. = 260.72m

STACKED TOWNHOUSE (8 UNITS)
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MAINTAIN MIN. 2.5m HORIZONTAL SEPARATION DISTANCE AND 0.5m VERTICAL SEPARATION DISTANCE BETWEEN WATERMAIN AND SANITARY/STORM SEWERS INCLUDING ALL CATCHBASIN LEADS EQUAL TO OR GREATER THAN 250mm IN DIAMETER

GEOTEXTILE CLOTH TO BE INSTALLED UNDER ALL CB AND CRMH GRATES AND TO REMAIN IN PLACE UNTIL ROAD PAVING IS COMPLETED

- Apartment Building
- Group Home
- Multiple Dwelling
- Public Park
- Residential Care Facility
- Townhouse Cluster (30 Units)
- Townhouse Street





LISTOWEL..... 55.7KM
STRATFORD..... 110KM
KITCHENER..... 120KM
CAMBRIDGE..... 123KM

WOODSTOCK 138KM
LONDON 144KM
HAMILTON..... 160KM
MISSISSAUGA 162KM

Contact us for more information



Michael Lambert**, SIOR
Managing Partner, 2x Olympian
519.590.0286
michael.lambert@whitneyre.com



Xavier Ayora
Sales Representative
226.929.4667
xavier.ayora@whitneyre.com

WHITNEY
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage
103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | www.whitneyre.com

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**Broker *Sales Representative