

**NEAR LAKEFRONT
COMMERCIAL-
INDUSTRIAL LAND
FOR SALE**

60 MOORE COURT, WHITBY

**MOTIVATED
SELLER**

- * **Acreage:** 4.82 acres (more or less)
Square Feet: 209,959 sq ft approximately
- * **Price:** \$995,000.00
Price/ Acre: \$206,400 approximately
- * **Frontage:** 415.7 ft (more or less) (126.7 m)
Depth: 471.4 ft (more or less) (143.67 m)
- * **Zoning:** M1A Prestige Industrial (see other page)
- * **2 km to Highway 401**, north on Thickson Road

Concept commercial and industrial building complex superimposed on approximate parcel boundaries

Please contact:

CHRISTOPHER SEEPE
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Moore Court Concept 1 Layout



Your unobstructed view of Lake Ontario will never change, as the land between the front of the subject property and Lake Ontario is Conservation Land with trails and bike paths.

Links:

[Google Street Views](#)
[Google Aerial Map](#)

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Distance (km) to Amenities

Banking		Coffee		Hotel	
RBC - Whitby	2.10	Williams Fresh Cafe	1.95	Quality Suites Whitby	2.32
RBC Royal Bank	2.10	Second Cup - Whitby	1.96	Owasco RV	2.67
Restaurants		Tim Hortons	2.41	Residence Inn Whitby	2.94
Buster Rhino's Inc	0.94	Pubs		Motel 6 Toronto East	3.03
Williams Fresh Cafe	1.95	Boston Pizza Whitby	2.37	Child Care	
Banquet Halls		Milestones Grill & Bar	2.39	Kendalwood Montessori	2.49
Heydeshore Pavilion	1.45	Jack Astor's Bar & Grill	2.42	Kinder Corner	3.56
Port Whitby Marina	2.01				



- General Motors Canada
- Johnson Controls
- Atlantic Packaging
- LCBO Reg. Warehouse
- Brewers Retail Dist.
- Lear Corporation
- Whitby Co-Generation
- Moore Business Forms
- Co-Steel Lasco
- Woodbridge Foam
- Mackie Automotive
- Makita Canada
- Many others



Heydenshore Pavilion

4,400 sq. ft. rental banquet facilities at nearby Heydenshore Pavilion is suitable for 300-400 people with 300 parking spaces



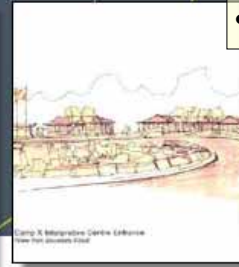
The popular waterfront park at Heydenshore Pavilion has many mature trees to relax under and includes walking/cycling trails, a sand beach, a picnic shelter, play areas, a water spray park, a

playground, washrooms and change areas on south shore of Lake Ontario



Access to 401

East and West access to Highway 401 is within 2 km of the site, directly north on Thickson Road.



Camp X at Intrepid Park

Sir William Stephenson was training allied spies from around the world at Camp "X" across Corbett Creek Marsh in the early 1940's. A proposed Camp X Museum initiative is underway in nearby

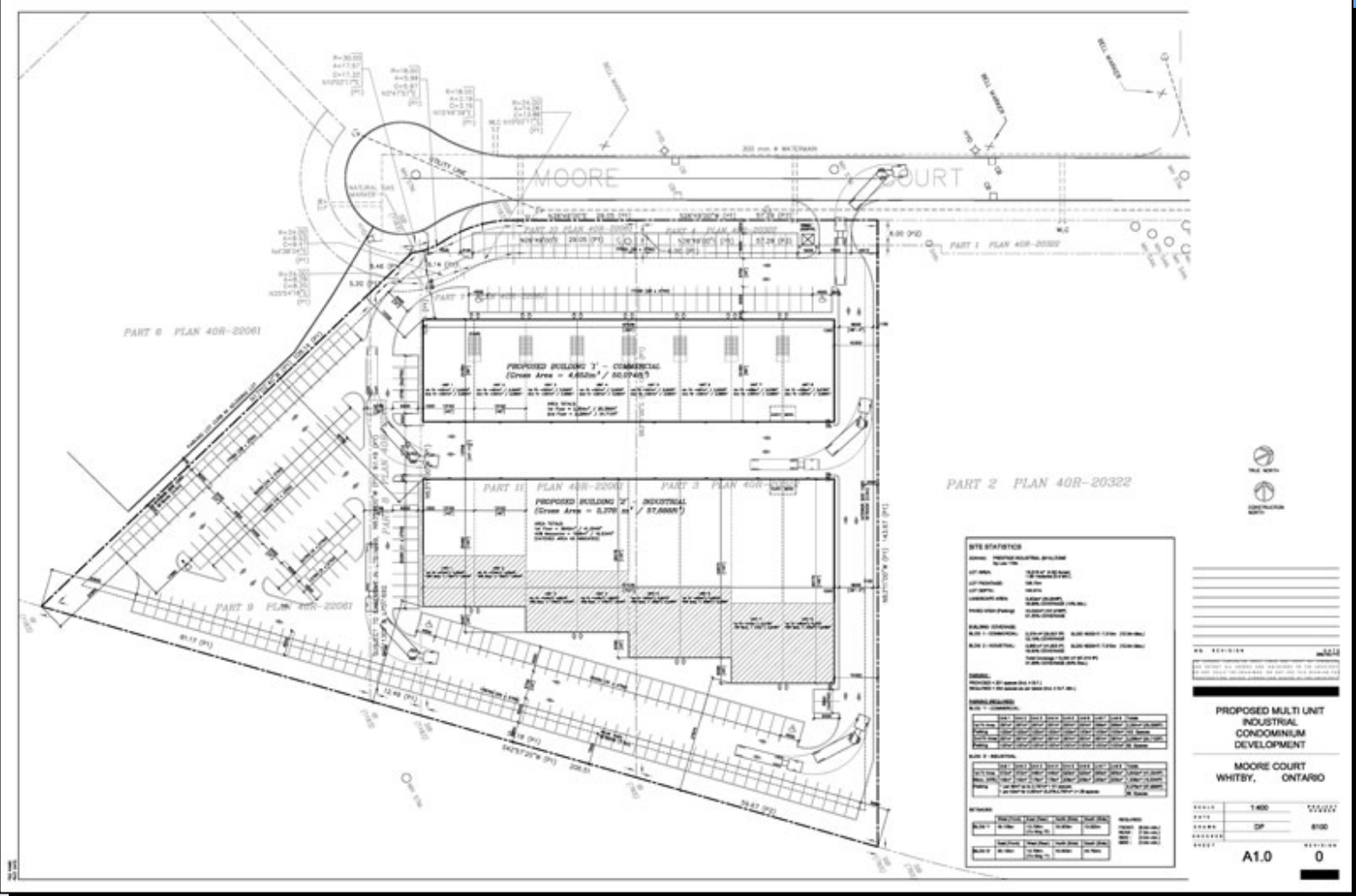


Intrepid Park, honouring this famous local training camp for spies such as Ian Fleming. Interpretive points of interest will be positioned along the Waterfront trail route.

Permitted Uses for M1A Prestige Industrial Zoning

Commercial	A bank, financial institution
Commercial	An office building containing business and professional offices
Commercial	A retail or wholesale outlet, including showroom and service shop
Industrial	A manufacturing or warehouse use on the same lot provided that such retail or wholesale outlet does not occupy more than 10% of the gross floor area of the manufacturing or warehouse use to a max of 93 m ²
Industrial	A research and development facility
Commercial	An auditorium, swimming pool or other recreational or educational use contained within a building
Commercial	A commercial or technical school
Industrial	A warehouse for the storage of goods and materials within a wholly enclosed structure except for a biomedical waste transfer disposal or incineration facility which includes pathological waste, infectious waste, hazardous waste and other waste generated in health care facilities and laboratories that require special handling; a plant for the assembly and/or manufacture of products within a wholly enclosed structure
Commercial	A place of entertainment

Draft Site Plan Options (not approved)



[Site Plan Option 2: one industrial and one commercial building \(click this link to enlarge\)](#)

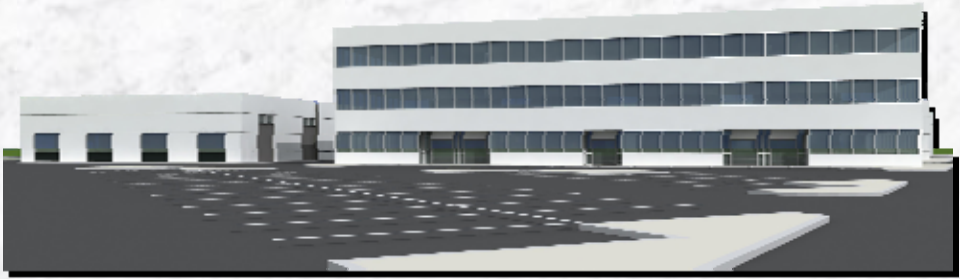
- * Generally flat, sloping slightly toward Lake Ontario
- * Multiple site plans, building concepts developed (see other page)
- * Construction cost summaries, elevations and floor plans available with offer

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**Building Complex,
Concept 3**



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