

**FOR SALE
RARE FRONTAGE ON HWY
401 INTERCHANGE**



**NORTHWEST
CORNER OF
HIGHWAY
401 AND
WAVERLY
ROAD,
CLARINGTON
(BOWMANVILLE)**

Nestled in a
developing
mini-business
community

- **Shadow-anchors:** *Holiday Inn* (newly-built), *Tim Horton's Dairy Queen* and 3 car dealerships, (*Toyota, Honda, Hyundai* – other dealerships planned)
- Fully-serviced
- **Size:** Approximately 2 acres
- **Price:** \$700,000 per acre
- **Zone:** C5, wide variety of commercial uses

Please contact:

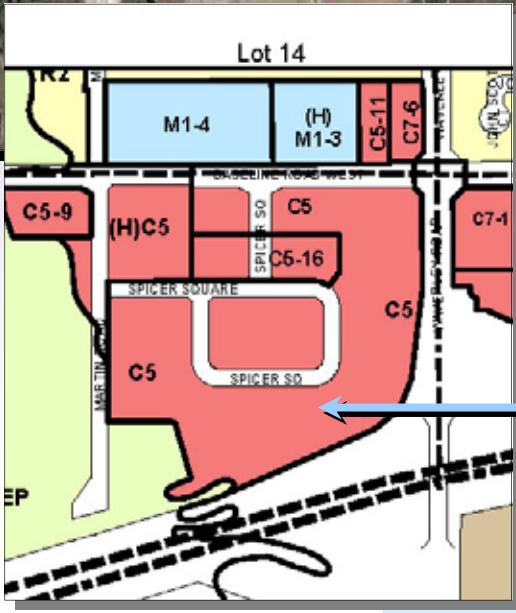
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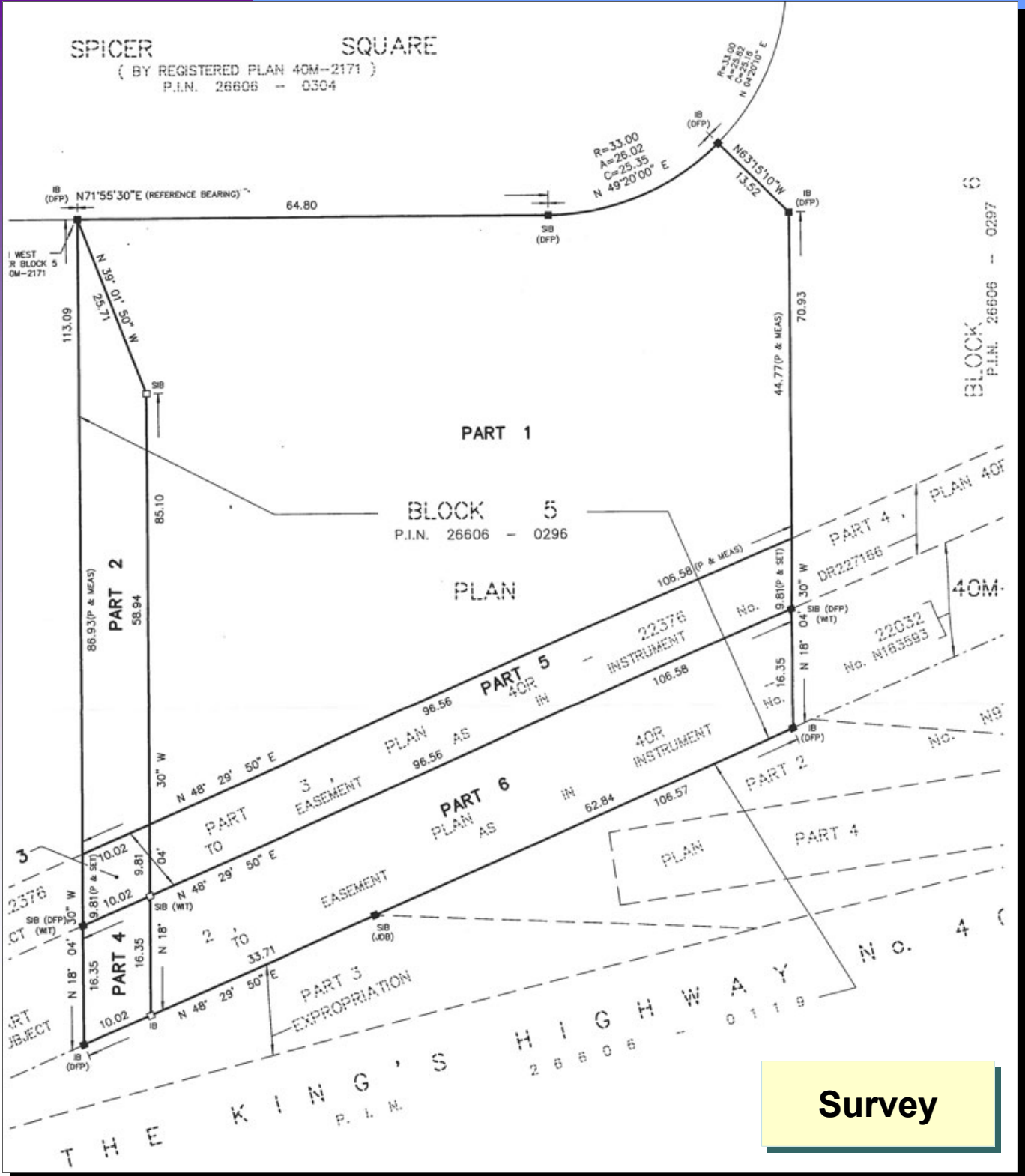


Subject Property



Zoned C5

Links (click below):
[Google Street Views](#)
[Google Aerial Map](#)
[C4 zone definition](#)
[C5 zone definition](#)
 (allows all C4 + amendments)



Survey

Distance (in km) from the Subject Property to Amenities

Holiday Inn Express Hotel	0.11	A Stones Throw Pub	1.34	Jager Optimal Yoga	2.10
Dairy Queen	0.13	Howard Johnson's Hotel	1.36	Body Boomers	2.12
Mr Sub	0.23	Maddy's Pub & Res	1.80	The Home Depot	2.12
Tim Hortons	0.25	Tang Dynasty	1.80	Foodland	2.16
Fifth Wheel	0.45	IDA Drug	1.84	GoodLife Fitness	2.24
Tim Horton's	0.50	Curves For Women	1.88	Shoppers Drug Mart	2.43
Shell Gas Bar	0.78	Bowmanville Public Library	1.96	Zellers Pharmacy	2.43
Remedy's Rx	0.96	Clarington Place	2.04	M & M Meat Shops	2.43
Free Topping Pizza	1.06	Cineplex Odeon	2.06	IGA	8.88
Intense Condition	1.32	Clinic Pharmacy	2.08	Lowe's	18.96

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Legal Description:

Block 5, Parts 1, 5 & 6, Registered Plan 40M-2171,
Municipality of Clarington, Regional Municipality of Durham



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