

# 16085 WOODBINE AVE., WHITCHURCH-STOUFFVILLE

## LAND FOR SALE



Approximately 107.5 acres of land on the northeast corner of Woodbine Ave. and St. John's Sideroad. Easy access to HWY 404. Currently leased for agricultural uses.

### INQUIRIES:

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The Behar Group Realty Inc., Brokerage.

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### PROPERTY DETAILS

- Zoning: Agricultural, Greenbelt
- Lot Size: Approximately 107.5 acres with approximately 1,297 ft. of frontage on Woodbine Ave. and approximately 3,500 ft. of frontage along St. John's Sideroad
- 3 structures on site. 2 vacant and uninhabitable residences with Heritage listing, but no designation, plus 1 storage barn.
- 7 greenhouses on site. Each greenhouse is 6,000 sq. ft. There are 2 industrial pumps connected to supply water to the hydroponic greenhouses. The greenhouses (plus plants and trees) are not included in the purchase price, but are negotiable.
- Propane gas tank, well and septic tank on site. Hydro is connected.
- ESA is in progress
- One-year (renewable) lease on approximately 90 acres of land with a local farmer
- 2018 Final Realty Tax: \$6,143.31
- Legal Description: Pt Lt 26, Con 4 Whitchurch as in R656132
- Asking Price: \$5,900,000 (\$54,883.72 per acre)
- Possession: 90 days/TBA

