

For sale



OLT Draft Plan approved site

18 estate lots varying in size from 1.7-2 acres

655 Cramer Road, Dundas

Asking price: \$12,495,000

Bob Budd

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**AVISON
YOUNG**

The opportunity

Avison Young Commercial Real Estate Services LP, Brokerage has been retained by 1376412 Ontario Limited to offer for sale Alayche Estates at 655 Cramer Road, Dundas. The property comprises approximately 38.4 acres and has received Ontario Land Tribunal draft plan approval for 18 estate-style residential lots, with lot sizes ranging from approximately 1.7 to nearly 2 acres.

This is a rare opportunity to acquire a draft-plan-approved estate subdivision in a desirable Dundas / Flamborough setting. The site is positioned north of Dundas, near Highway 5, and is close to established estate-home neighbourhoods, shopping, schools, McMaster University, downtown Hamilton, Burlington and major highway connections.

Many proposed lots are oriented toward wooded conservation lands and natural surroundings. The area benefits from nearby trails, creeks, waterfalls, conservation areas and rural scenic landscapes, supporting the appeal of a premium custom-home enclave.

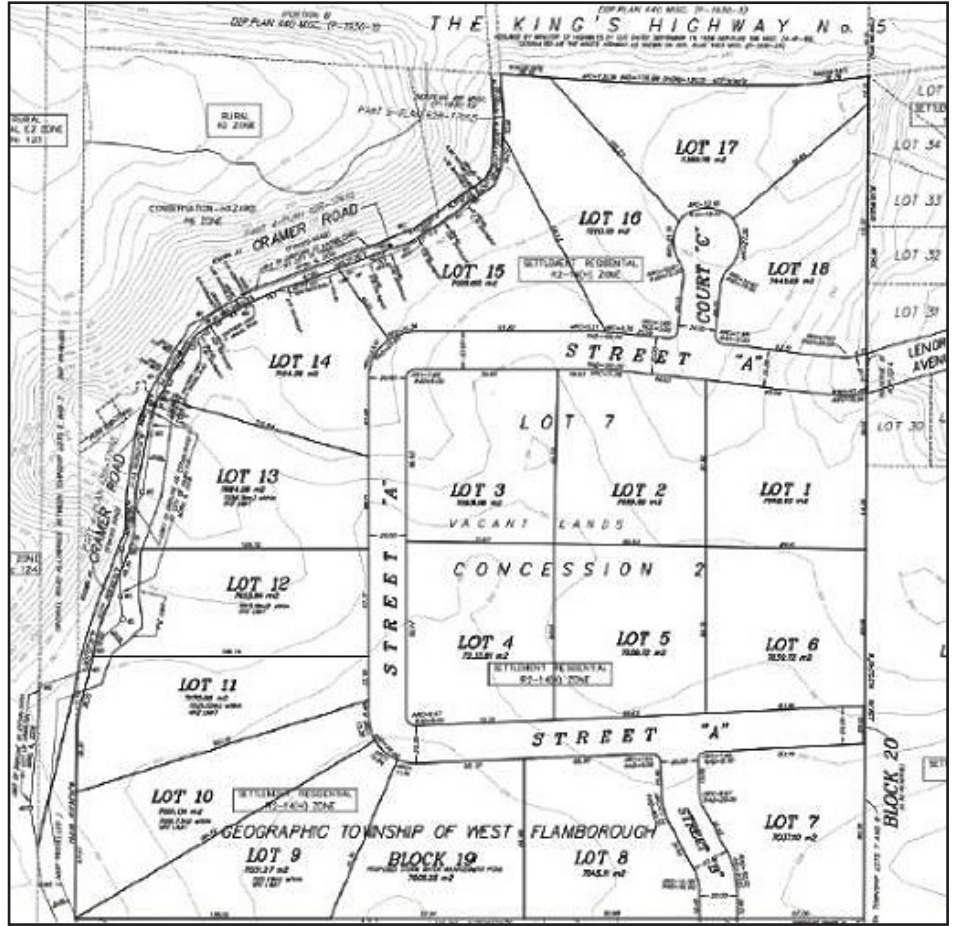
The offering may be suited to a qualified land developer, a consortium of custom-home builders, or an investor seeking a well-positioned residential land holding with meaningful future development potential.

Qualified purchasers may request access to available planning, engineering and approval materials through Avison Young. Vendor financing may be considered for a qualified purchaser, subject to purchase price, deposit structure, buyer covenant, due diligence and final terms acceptable to the Seller.

All information, approvals, conditions, servicing, development charges, permits, HST treatment and any available incentives are to be independently verified by the purchaser. For pricing guidance, the offering process, due diligence access or a site tour, please contact Avison Young.



[Click to view video](#)



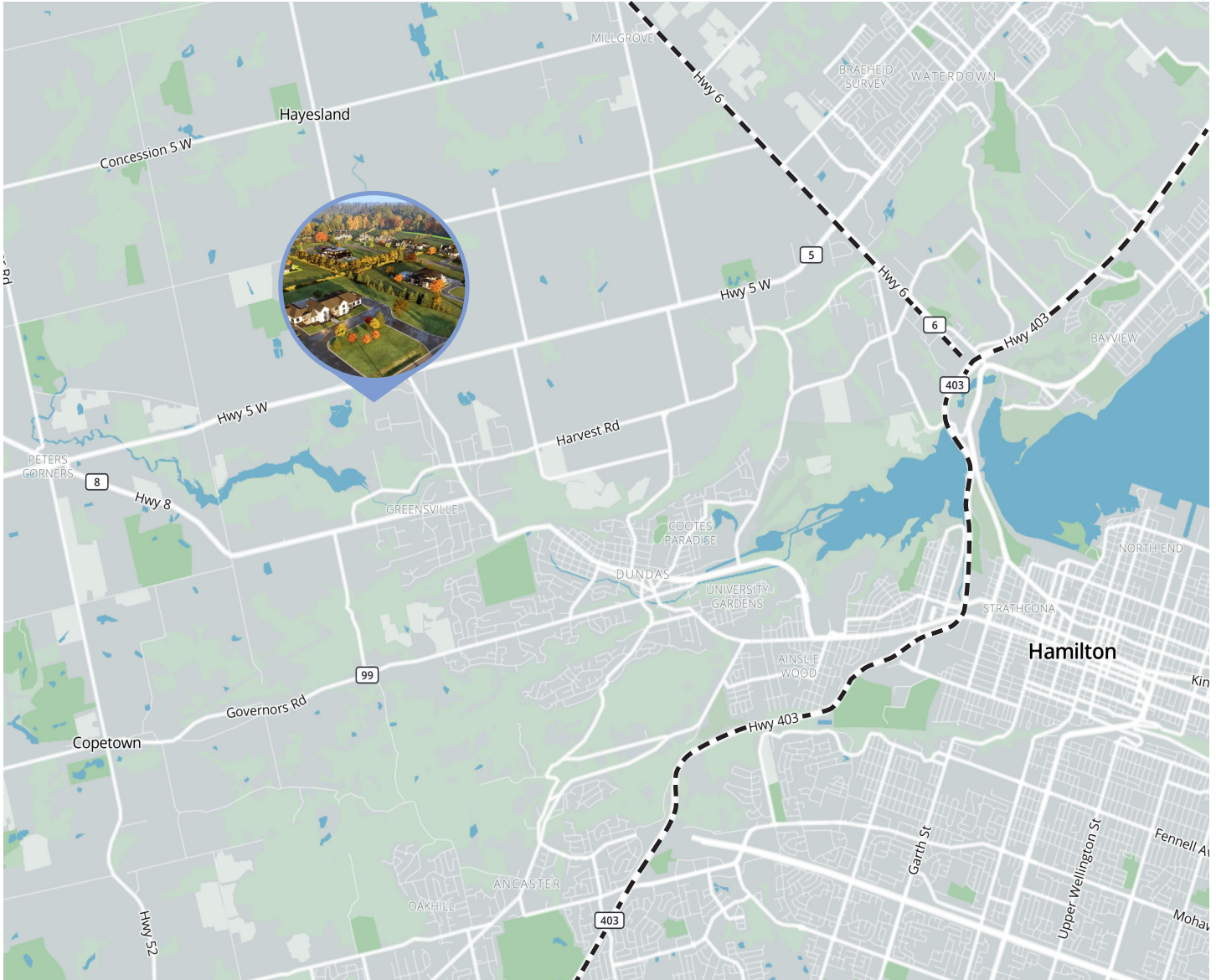
The location

POPULATION

803 **33,998** **635,495**
Neighbourhood Community City (Hamilton)

AVERAGE HOUSEHOLD INCOME

\$211,467 **\$169,741** **\$132,163**
Neighbourhood Community City (Hamilton)



Downtown Dundas	8 minutes
Flamborough South Centre / Waterdown	12 minutes
McMaster University	13 minutes
Downtown Hamilton	20 minutes
Downtown Burlington	20 minutes

Highway 6	7 minutes
Highway 403	13 minutes
Highway 407	15 minutes
Highway 401	24 minutes



Land for sale

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**Get more
information**

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Offering materials and due diligence information may be made available to qualified purchasers through Avison Young.

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