

Retail Development Sales & Leasing Group
For Sale or Lease

CBRE

Woodbine Ave & Ravenshoe Rd

Keswick, ON



Contact Us

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*Sales Representative | CBRE Limited, Brokerage

Property Details

Woodbine Ave & Ravenshoe Rd
Keswick, ON

This exceptional opportunity for development is located on the north east corner of Woodbine Avenue and Ravenshoe Road.



Significant AADT of approximately 16,000 -19,000 cars along Woodbine Ave.



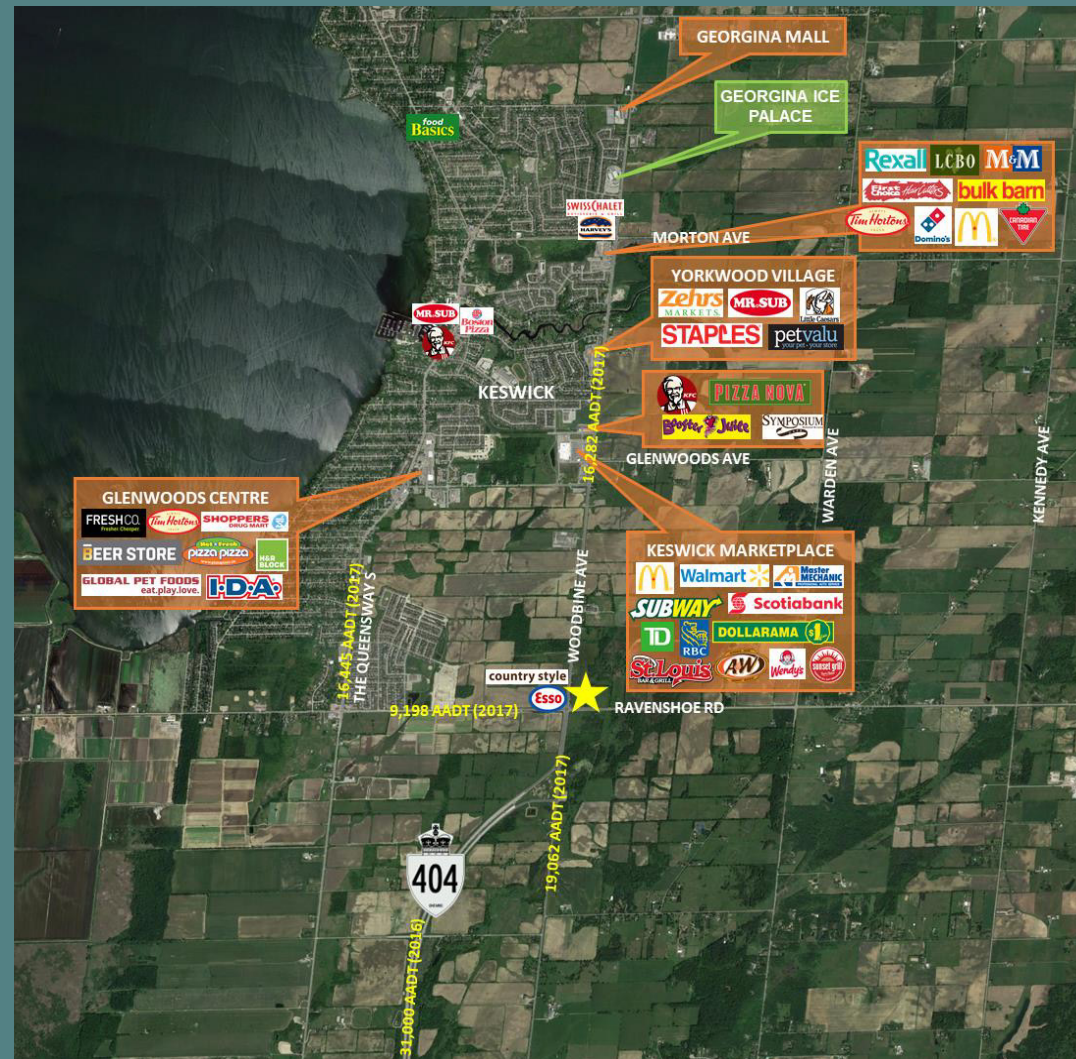
Ideal for Highway Commercial uses including gas bars, car wash and restaurants.



Gateway into Keswick and close to Highway 404 ramps at its terminal point.

- Size** 1.62 acres (per Geowarehouse)
- Asking Rent** \$200,000.00 per annum
- Asking Sale Price** \$2,590,000.00
- Taxes (2022)** \$35,923.90 (2022)

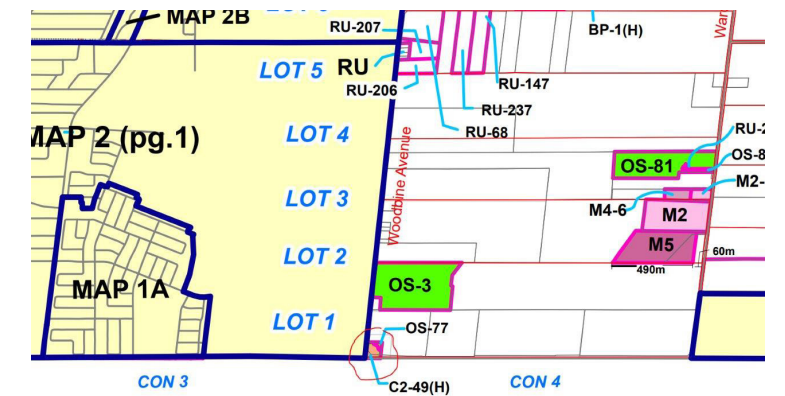
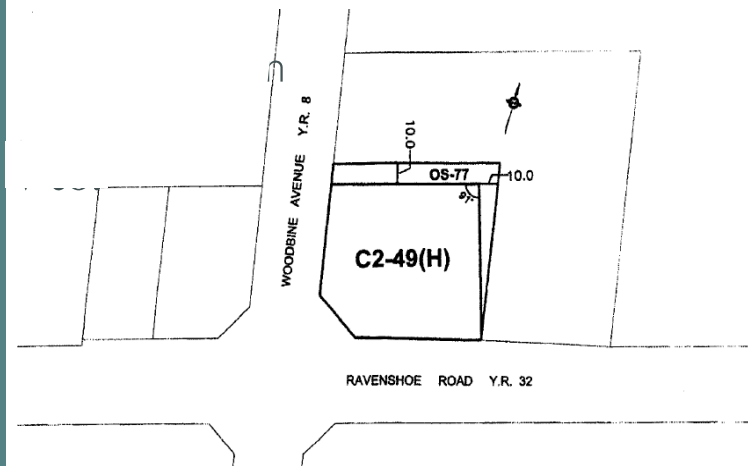
Surrounding Area



Traffic Map



Zoning



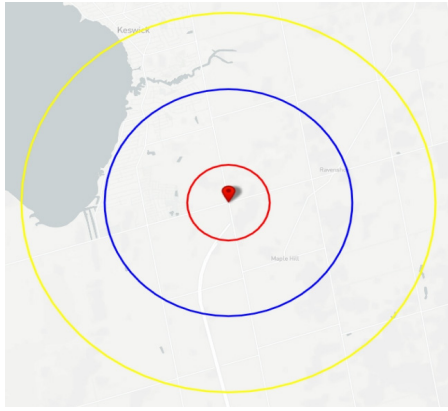
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**PART LOT 1, CONCESSION 4 (NG)
N/E CORNER WOODBINE AVENUE
AND RAVENSHOE ROAD**

**'C2-49(H)'
(Map 1)**

Notwithstanding Sections 15.1 and 15.2, on those lands designated 'C2-49(H)' in Sch hereto, only the following non-residential uses shall be permitted:

- clinic, veterinary (animal hospital) but not including outdoor canine runs outdoor animal containment areas;
- motor vehicle fuel bar (and accessory convenience retail store);
- motor vehicle cleaning establishment;
- restaurant;
- tourist information centre;
- accessory buildings, structures, and uses to any permitted use.



2022 Estimates & Projections

	3 KM	5 KM
Total Population	13,327	22,701
Households	4,608	7,754
AVG Household Income	\$108,111	\$112,097
Daytime Population	8,752	14,698
Total Businesses	189	379

2020 Estimates & Projections

	5 MIN	10 MIN
Total Population	13,177	35,039
Households	4,391	12,021
AVG Household Income	\$117,374	\$121,612
Daytime Population	8,902	24,160
Total Businesses	219	829

OUR TRACK RECORD, YOUR OPPORTUNITY.

Our knowledge in development and expertise in asset positioning add value in property disposition, redevelopment, existing and expanding portfolios.

Our team partners with developers and landlords to assist with their business objectives and develop innovative real estate strategies bringing optimal tenant mix to our clients projects. CBRE's fully-integrated platform and focus on customer service derives real advantage from bricks and mortar retail.

As a market leader in retail sales and leasing our team is uniquely qualified to address a broad range of client requests, anticipate potential challenges and develop solutions for any size mandate.



WHAT WE DO

- Creating value in existing and expanding portfolios
- We can unlock value in property disposition and store downsizing
- Site sourcing for landlord and/or retailer expansion
- Develop project analysis, optimal tenant mix and leasing support
- National market leasing platform
- Global tenant relationship
- Unparalleled access to real-time leasing information in both urban and suburban markets
- Site selection analysis, market sales, and optimization of store networks
- GIS Mapping, demographics, and feasibility studies
- Leading edge of all market trends and forecasting
- Ongoing project liaison

Our Team



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