

Brampton, ON

7646 Kennedy Road South



 [VIEW VIDEO](#)

Power of Sale: Residential Development Site

HORIZON BROKERS

About the Offering

TOTAL AREA	2.472 Acres
FRONTAGE	587.99 Sq. Ft.
DEPTH	209.07 Sq. Ft.
OFFICIAL PLAN	Neighbourhoods
ZONING	Residential - Medium Density
2024 ANNUAL TAXES	\$8,456.34

We are pleased to offer for sale 7646 Kennedy Road S in Brampton under Power of Sale. This 2.472 acre lot includes existing approvals for 53 townhomes, including a mix of traditional and dual frontage styles with backyards, as well as one single family home. The large site size allows for development flexibility with an opportunity to execute existing plans, modify plans, submit new plans, or for an end user to purchase the entirety of the site for their own purposes. The site is strategically located backing onto Brampton Golf Club with immediate proximity to Hwy 410 and Hwy 407. The Brampton presale medium density market continues to outperform other markets within the GTA.



Well Connected

RONA

Michaels

LCBO

Starbucks

Walmart

planet fitness

A&W

THE HOME DEPOT

DOLLARAMA



Brampton Golf Club

Etobicoke Creek

Etobicoke Creek Trail

Brampton Rugby Union Football

KENNEDY RD S

STEELES AVE E

Existing Approvals for:



53 Freehold Townhomes
1 Single Family Home

Traditional & Dual Frontage
with Backyards



99,066 Sq. Ft.
GROSS FLOOR AREA



124 Parking Spaces
(108 Private, 16 Visitor)

Site Plan



Plan of Subdivision

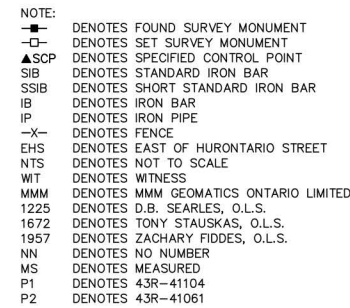
THIS PLAN COMPRISES ALL OF PIN 14029-1416.

REPRESENTATIVE FOR THE LAND REGISTRAR

0 5 10 20 30 40 50 60 Metres

Scale 1:600

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD 83 (ORIGINAL), COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.E. 216/10		
POINT ID	NORTHING	EASTING
00119663528	4834750.009	604918.266
04220010217	4835091.848	602633.467
04220010218	4834780.208	602943.545
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

DISTANCES SHOWN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.9996000.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM No. 2212616
Project: 24-5861

Asking Price: \$6,750,000

Being sold on a "As Is" basis

DOCUMENTS AVAILABLE:

- Planning Application Documents
- Architectural Plans
- 2025 Property Taxes
- Vendors Form of APS



EXCLUSIVE ADVISORS

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All outlines are approximate | www.horizonbrokerscre.com

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