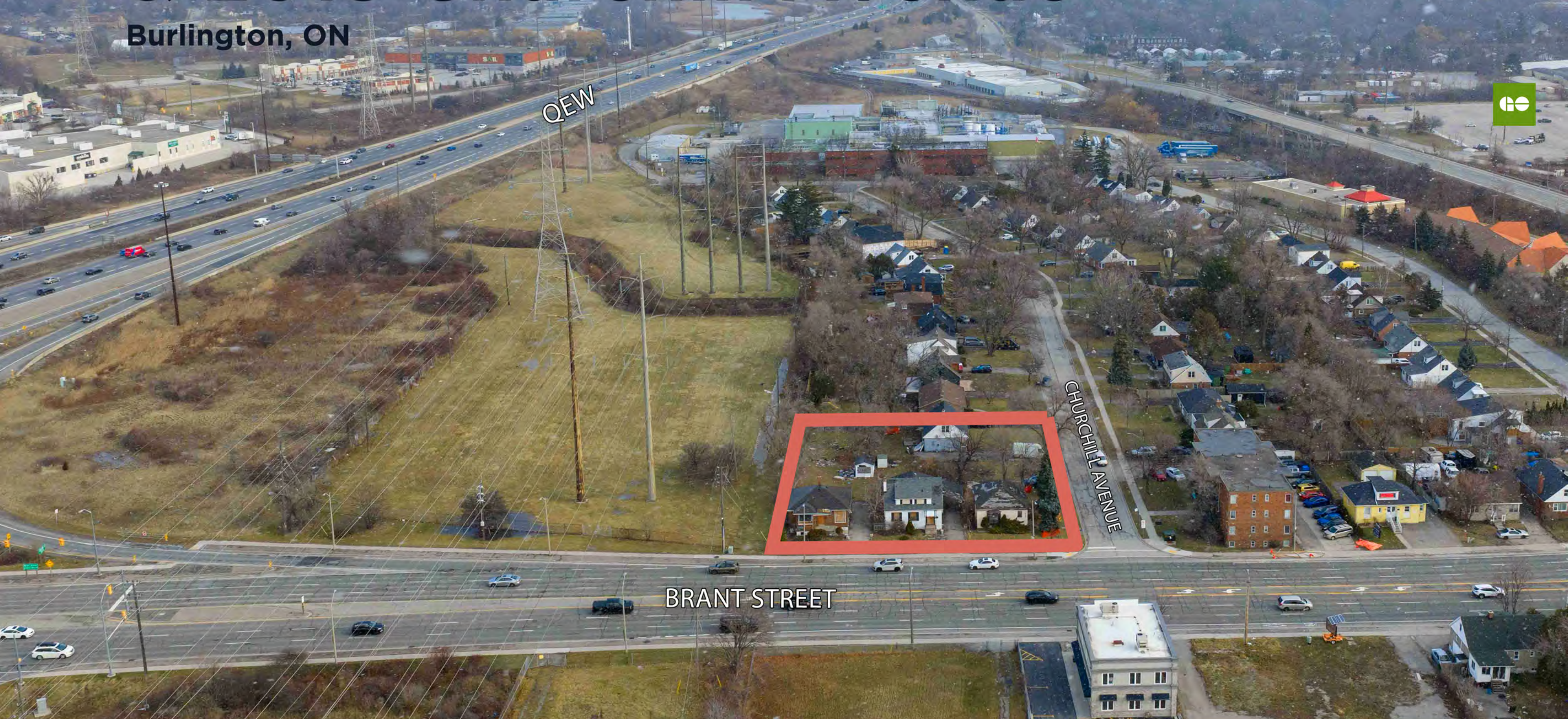


1069-1077 Brant Street & 2015 Churchill Avenue

Burlington, ON

 VIEW VIDEO



Power of Sale: Residential Development / Mixed Use Site

HORIZON BROKERS

About the Offering

TOTAL AREA	0.65 Acres / 28,169 SF
FRONTAGE	145.16 Ft.
DEPTH	193.27 Ft.
OFFICIAL PLAN	Mixed Use Intensification Area / Residential Neighbourhood Area
ZONING	MXG / R2
2025 PROPERTY TAXES	\$13,680.44

We are pleased to present 1069-1077 Brant Street and 2015 Churchill Avenue in Burlington ON, for sale under Power of Sale. This contemplated residential development site features a mid-rise residential project with substantial indoor and outdoor amenity spaces, and generous amounts of resident and visitor parking. Located along Burlington's well established main artery, the site benefits from excellent exposure, connectivity to major highways, Go Transit, proximity to retail, services, and surrounding residential neighbourhoods. Burlington's flexible planning guidelines unlock the future potential of the site, allowing for a wide range of residential and commercial uses.



Connected Location



CONTEMPLATED DEVELOPMENT:



80 Residential Units
(9 Bachelor, 28 One Bed-rooms & 43 Two Bedrooms)

Indoor & Outdoor
Amenity Space



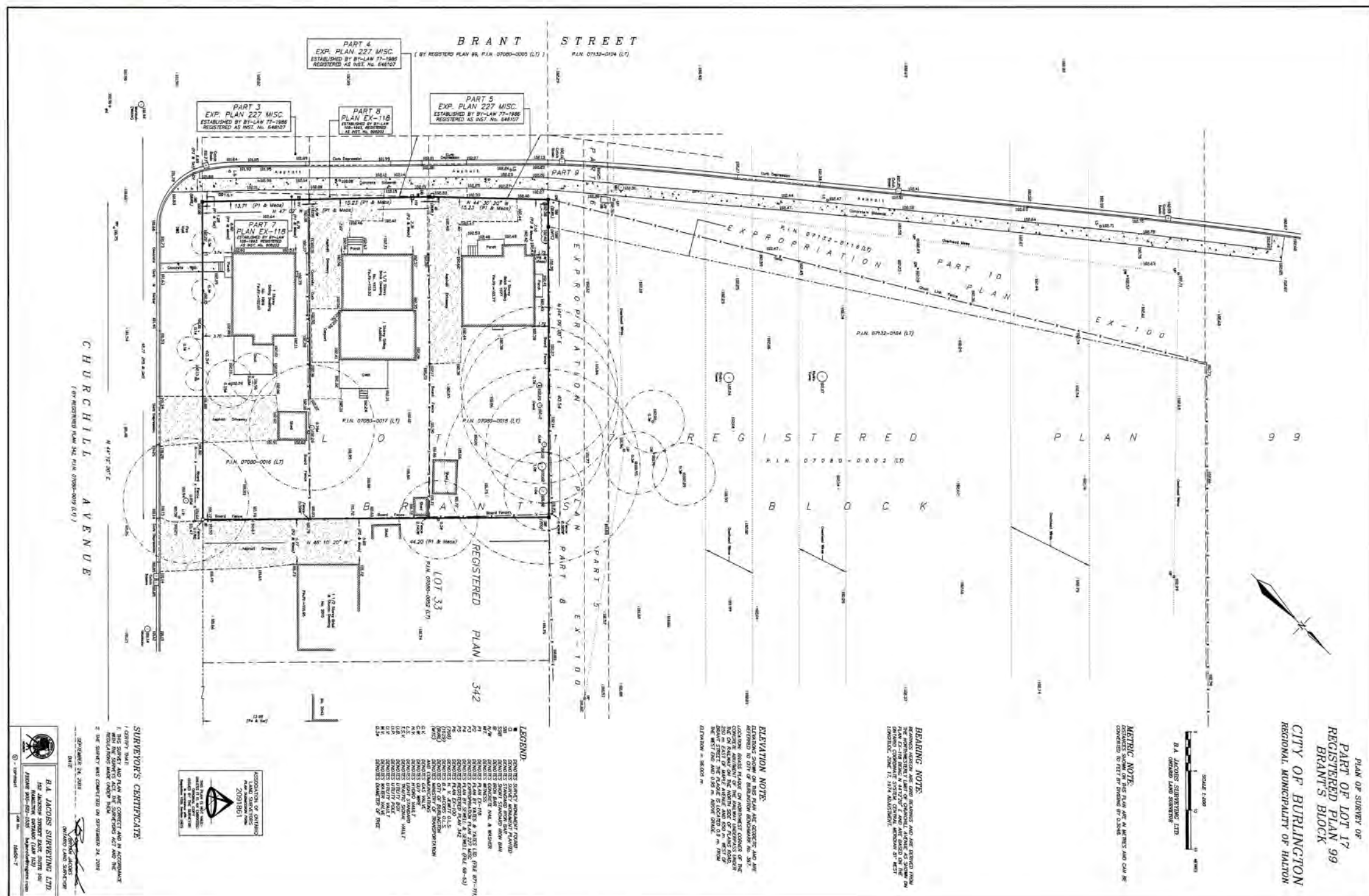
**74,000 Sq. Ft. GROSS
FLOOR AREA**



164 Parking Spaces
(5 at Grade, 58 in P1, 60 in P2
& 41 Visitor in Hydro Corridor)

Burlington, ON

Survey



1069-1077 Brant Street & 2015 Churchill Avenue

Burlington, ON

Renderings



Asking Price: \$4,500,000

Being sold on a "As Is" basis

DOCUMENTS AVAILABLE:

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



EXCLUSIVE ADVISORS

Ryan Bobyk | Founder & President*
Horizon Brokers
416-557-4450
ryan@horizonbrokerscre.com
*Broker of Record

Brock Meddick | Partner*
Horizon Brokers
647-382-3305
brock@horizonbrokerscre.com
*Sales Representative

HORIZON BROKERS

Horizon Brokers Real Estate Brokerage Inc.
Suite 100, 146 Thirtieth St,
Etobicoke, ON M8W 3C4

All outlines are approximate | www.horizonbrokerscre.com | 647-559-1874

This disclaimer applies to Horizon Brokers Real Estate Brokerage Inc. ("Horizon Brokers"), including all of its divisions, employees, and independent agents. The details and information presented herein- including, but not limited to, projections, visual content, opinions, assumptions, and estimates sourced from third parties ("the information") — have not been independently verified by Horizon Brokers. Accordingly, Horizon Brokers makes no representations or warranties, express or implied, regarding the accuracy, completeness, or reliability of the Information. Horizon Brokers expressly disclaims any and all responsibility or liability, whether direct or indirect, arising from any use or reliance on the Information by recipients. Interested parties are strongly encouraged to independently confirm and verify any details before acting or making decisions based on the Information provided. Please note that the Information is subject to change without notice, and any properties referenced may be removed from the market at any time, with no obligation to update recipients. "Horizon Brokers" and the Horizon Brokers logo are service marks of Horizon Brokers Real Estate Brokerage Inc. All other trademarks appearing in this document are the property of their respective owners. All rights reserved. Mapping sources may include: Canadian Mapping Services, DMTI Spatial, Microsoft Bing, Google Earth, and others.