



**COLDWELL
BANKER
COMMERCIAL**

INTEGRITY REAL ESTATE

4321 Sixth Line

MILTON, ON

**Petrie's Landscaping 13.8 Acres Aggregate
Property For Sale**

WILLIAM DEJONG

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Scan QR or visit:
www.4321sixthline.com



EXECUTIVE SUMMARY

Coldwell Banker Commercial is pleased to Offer For Sale 4321 Sixth Line, Milton, Ontario (the “Property” or “Site”) in Milton, Ontario. The 13.8 Acre Site has had a long life as a Large Commercial Landscaping and Aggregate site. The Zoning allows the existing use to continue for the next owner. There is a house that is fully functional on site, as well as a dedicated office and repair shop for equipment.

Site Area: 13.8 Acres (Approximately)

Residence: Single Family Home on Site, very functional.

Zoning: Agricultural (“A” and “GA”) Area For on Site House is Residential Zoning

Allowable Uses: As per Weston Consulting Guide Attached.



OFFERING PROCESS

The Vendor (Seller) has adopted a negotiated transaction process. Based on the information contained in this package and other information that may be made available upon request, interested parties are invited to submit a proposal that addresses the requirements outlined under “Submission Guidelines” stated below.

Please submit your bid via email on a Purchaser’s Letter of Intent (LOI) or an Agreement of Purchase and Sale (APS) on or before the bid date by October 31, 2025 after which time all offers will be reviewed by the Vendor (Seller) and his Advisor and Legal Counsel.

OFFER SUBMISSION GUIDELINES

Proposals must address the following elements:

- Purchase Price
- Any material terms, conditions and timelines for APS Negotiation, Due Diligence and Closing Date.
- Name of ultimate beneficial owners of Property, and
- Evidence of the Purchaser’s financial ability to complete the transaction, including the method of financing the transaction.
- The Vendor (Seller) reserves the right to remove the Offering from the market and to alter the Offering process described above and timing thereof at its sole and absolute discretion, and to accept or reject offers at its sole and absolute discretion.

SALE CONDITIONS

The property and all fixtures included are to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, accuracy, and any and all conditions or warranties expressed or implied will not apply and are to be waived by the Purchaser. Any information related to the subject Property which has been or will be obtained from the Vendor (seller) or the Advisor or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchase and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed in the binding agreement between the Vendor (Seller) and Purchaser (Buyer).

PROPERTY HIGHLIGHTS

For Sale: 4321 Sixth Line, Milton

Positioned along the thriving Milton corridor, **4321 Sixth Line** presents a rare and strategic investment opportunity. Encompassing approximately **13.8 acres**, this property offers nearly **560 feet of direct frontage on Highway 407**, ensuring unparalleled visibility and access for future development.

- **Structures on Site:**
 - A **1,620 sq. ft. bungalow** with walk-out basement
 - **Detached garage**
 - **1,860 sq. ft. office/workshop**
 - Attached **1,500 sq. ft. coverall structure**
- **Zoning:** A mix of **A1 (Agricultural)**, **GA**, and **APB-12** zoning designations makes this a strong candidate for future **urban employment** development.
- **Utilities:** Serviced with well water and **septic system**.
- **Taxes:** Approximately **\$16,045** annually (2023).
- **Development Potential:** Proximity to Hwy 407, future employment lands, and existing drainage infrastructure — including stormwater detention pond — make this a premium site for long-term growth.

ENVIRONMENTAL ASSESSMENT

PROPERTY ENVIRONMENTALS PHASE 1 & PHASE 2 COMPLETED

Show the Property as clean and will be available to view with an accepted offer.



CROWN LAND

TRAFALGAR ROAD

HWY 407

SIXTH LINE

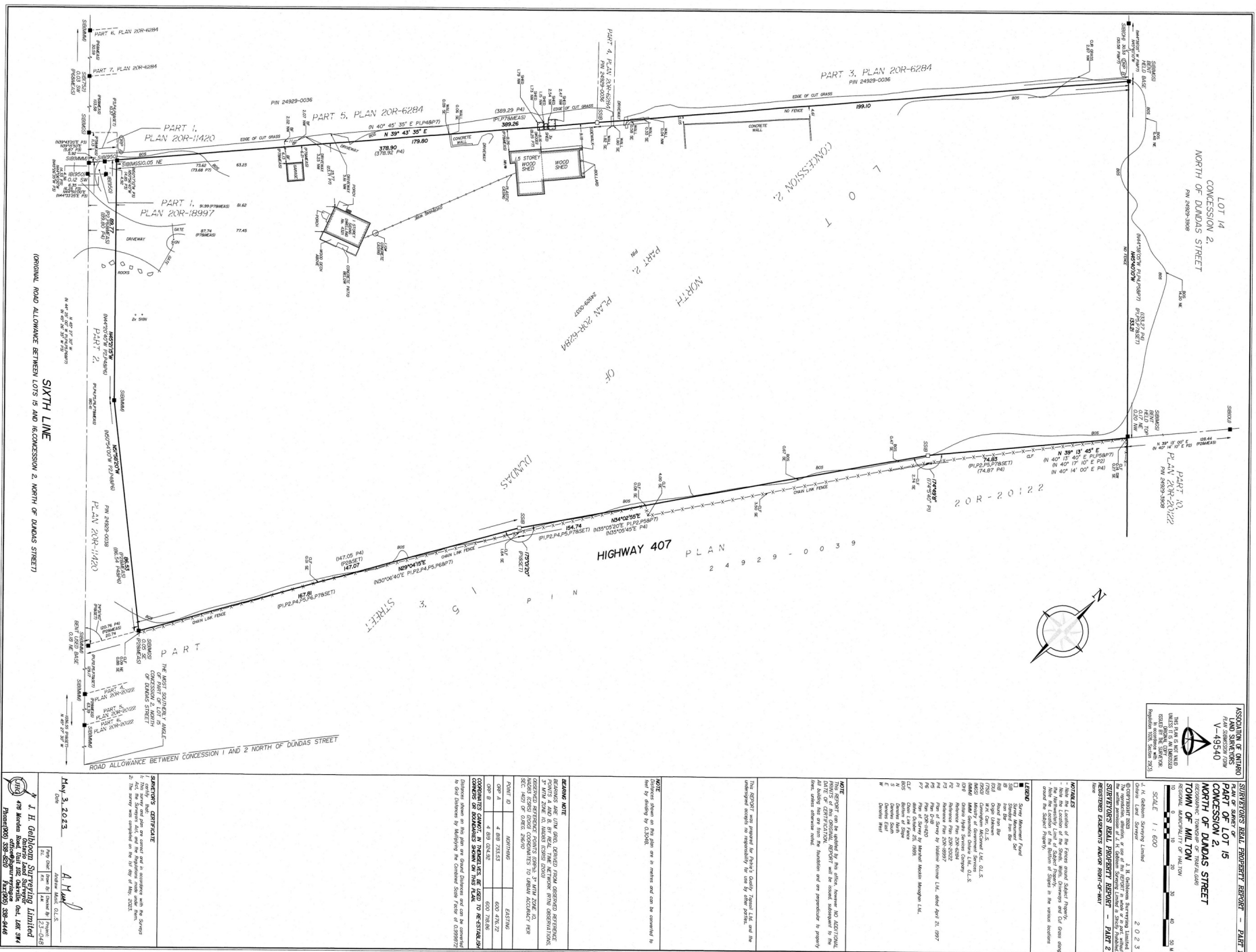


HWY 407

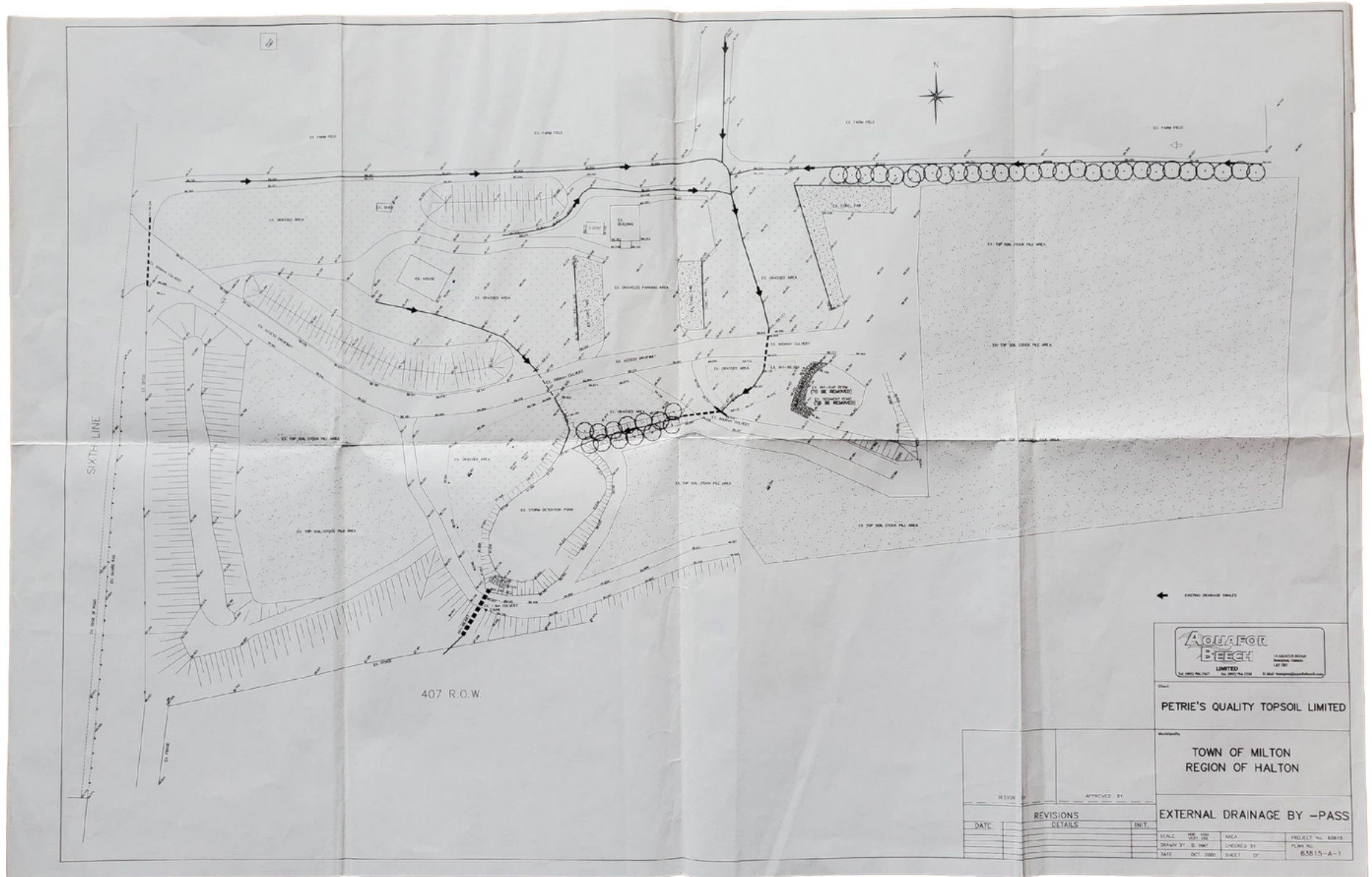
NEW INDUSTRIAL
DEVELOPMENT

PROPERTY
ENTRANCE





DRAINAGE SURVEY





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ADVISORS

The Advisor is working solely as Agent for the Vendor (Seller) and not as Agent for the Purchaser (Buyer). All inquiries regarding the property or any information contained in this Offering should be directed to Coldwell Banker Commercial INTEGRITY Real Estate, Brokerage, as Advisor for the Vendor (Seller). For further information see the MLS listing on Toronto Real Estate Board. The Property Address: 4321 Sixth Line, Milton, On.

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