

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 

Walmart 





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

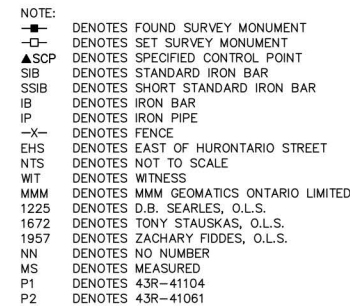


Plan of Subdivision

THIS PLAN COMPRISES ALL OF PIN 14029-1416.

REPRESENTATIVE FOR THE LAND REGISTRAR

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



LIMITS ARE NOT FENCED UNLESS OTHERWISE NOTED.

| SPECIFIED CONTROL POINTS (CPs): UTM ZONE 17, NAD 83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G 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. | | |

THIS IS AN INTEGRATED SURVEY.

BEARINGS SHOWN HEREON ARE GRID, DERIVED FROM SPECIFIED CONTROL POINTS 00119663528, 04220010217 AND 04220010218, UTM ZONE 17 NAD 83 (ORIGINAL).

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

I CERTIFY THAT:

1. BLOCK 1 HAS BEEN LAID OUT ACCORDING TO MY INSTRUCTIONS.

DATE _____

MADAN SHARMA
12824752 CANADA INC.
I HAVE THE AUTHORITY TO BIND THE CORPORATION

I CERTIFY THAT:

1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 1st DAY OF AUGUST, 2023.

21 FEBRUARY 2024

DATE _____ ZACHARY FIDDES
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM No. 2212616

FIDDES CLIPSHAM INC.
Engineering Surveys · Land Surveying
16 Mountainview Road South, Suite 101 Halton Hills, Ontario L7G4K1
905-877-2211 info@fiddesclipsham.com fiddescipsham.com

Asking Price: \$7,200,000

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*

416-557-4450

ryan@horizonbrokerscre.com

*Broker of Record

Brock Meddick | Partner*

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

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