

# FOR SALE: Vacant Land Prime Employment Land Opportunity - 13265 Steeles Ave, Halton Hills - 8.66 Acres Developable!

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MLS#: W10432716



**Gurpinder Gaheer**  
Real Estate Broker  
Mortgage Broker

647-999-3962  
gurpinder@gaheer.com  
gaheer.com

|   |  |
|---|--|
| <b>Title:</b>   | Prime Employment Land Opportunity - 13265 Steeles Ave, Halton Hills - 8.66 Acres Developable!  |
|   | Strategically located in Halton Hills' Premier Gateway Employment Area, this 14.44-acre property offers 8.66 acres of prime developable land with excellent frontage on Steeles Ave. Zoned for industrial/employment use, it provides a rare opportunity for businesses seeking proximity to Highways 401 & 407. Ideal for logistics, warehousing, or corporate headquarters. Don't miss this high-potential investment! |
| <b>Main Intersection:</b>   | Trafalgar Rd and Steeles Ave   |
| <b>Transaction Type:</b>  | For Sale   |
| <b>Property Type:</b>   | Vacant Land  |
| <b>Closing:</b>   | Immediate  |
| <b>MLS Number:</b>  | W10432716  |
|  | <a href="https://www.realtor.ca/real-estate/27669950/13265-steeles-avenue-halton-hills-rural-halton-hills">https://www.realtor.ca/real-estate/27669950/13265-steeles-avenue-halton-hills-rural-halton-hills</a>  |
| <b>Street 1:</b>  | 13265 STEELES AVENUE   |
| <b>City:</b>  | Halton Hills   |
| <b>State Province:</b>  | ON   |
| <b>Zip Postal Code:</b>   | L0P1E0   |
| <b>Country:</b>   | Canada   |
| <b>List Price:</b>  | \$11,500,000.00  |

## Free Mortgage Pre-Approval

*"I ensure a hassle-free property buying experience by securing 1-2 pre-approvals from various lenders before we begin viewing properties. Your peace of mind is my priority."*

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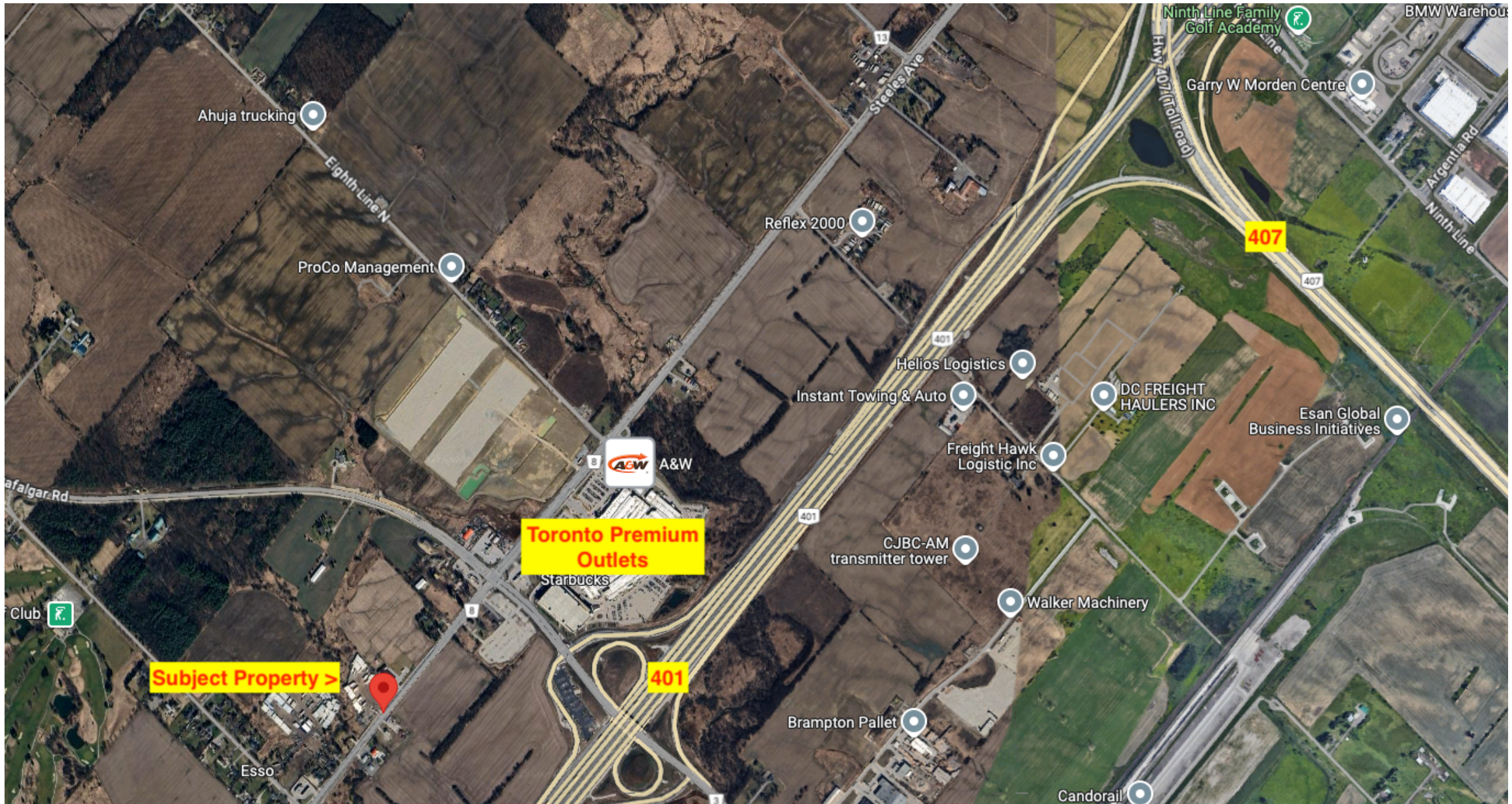


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**Prime  
Developable  
Land**

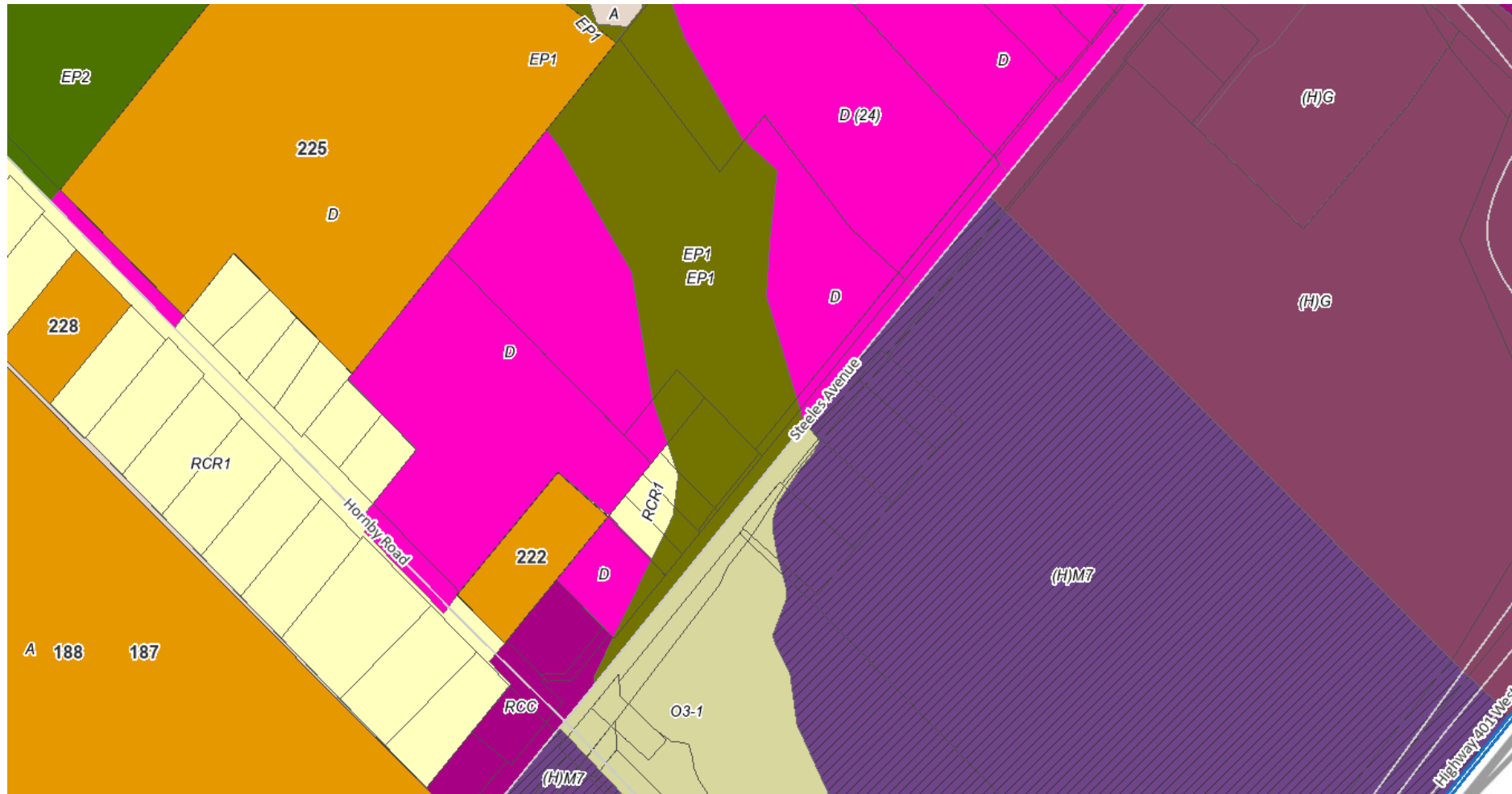




**401  
and  
407**

# Top View





**Zoned for industrial-employment use**

8.66 Developable Acres

**Legal Disclaimer:**

The information provided in this brochure is for informational purposes only and is intended to present an overview of the property and mortgage-related aspects. It is not a comprehensive or detailed representation of the property or mortgage details. All information is deemed reliable but is not guaranteed and should be independently verified.

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The property information, including dimensions, zoning, permitted uses, images, and other details, is provided for general reference only. The Listing Brokerage and Listing Agent make no representations or warranties regarding the accuracy, completeness, or fitness for a particular purpose of the information provided. Prospective buyers are solely responsible for conducting their own due diligence to ensure the property meets their current and future requirements. All properties are sold 'as-is,' and it is the buyer's responsibility to verify compliance with local bylaws, zoning, and retrofit requirements.

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The mortgage-related information provided herein is for general informational purposes and should not be construed as financial advice. Recipients are advised to seek independent legal and financial counsel for advice tailored to their specific circumstances. Mortgage approval is at the sole discretion of the lender, and all conditions, including appraisal value, document verification, and final funding approval, are subject to the lender's policies and criteria. The sender disclaims any liability for delays, changes, or denials that may arise during the mortgage approval process.

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