

# 1093 LOWER BASE Line W, Milton, Ontario L9E 0H6

Client Full  
**Active / Land**

**1093 LOWER BASE Li W Milton**

MLS® #: 40284242  
Price: **\$6,900,000**



## Halton/2 - Milton/1039 - MI Rural Milton

### Residential

Tax Amt/Yr: **\$9,896/2021**  
Zoning: **A1**  
Devel Chrg Pd:  
Official Plan:  
Site Plan Apprv:

Trans Type: **Sale**  
Lot Size Acres: **5.63**  
Acres Range: **5-9.99**  
Frontage: **250.90**  
Lot Dimensions: **250.9 x 984.9**  
Lot Irregularities:  
Lot Shape: **Rectangular**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$9,896/2021**

### Remarks/Directions

Public Rmks: **5.634 Acres located on the north side of Lower Base Line in the Future Development area of South-East Milton, between 4th and 5th Line. Frontage of 250.9' and Depth of 984.9'...a nice flat rectangular piece of property just waiting for an Investor/Developer. Seller prefers to stay on as a tenant for a 5 year term—if less/more, then term will be negotiated with the seller. VTB mortgage may be available.**

Directions: **Lower Base Line east of Hwy 25 / west of Trafalgar Rd.**  
Cross St: **Between 4th and 5th Lines**

### Exterior

Property Access: **Municipal Road, Paved Road, Public Road**  
Area Influences: **Golf, Hospital, Library, Major Highway, Place of Worship, School Bus Route, Schools, Shopping Nearby, Skiing**  
View: **Fronting: North**  
Topography: **Flat, Level**  
School District: **Halton Catholic District School Board, Halton District School Board**

### Comments

Inclusions: **See attachment**  
Exclusions: **See attachment**

### Land Information

Utilities: **Yes**  
Water Source: **Dug Well**  
Well Capacity:  
Well Testing:  
Services: **Electricity, Telephone**  
Acres Clear: **250.90** Acres Waste: **984.90** Acres Workable:  
Lot Front (Ft): **250.90** Lot Depth (Ft): **984.90** Lot Size: **5.634 Acres**  
Sewer: **Septic**  
Water Treatment:  
Well Depth: **35**  
Location: **Rural**

### Property Information

Legal Desc: **PT LT 2, CON 5 TRAFALGAR NEW SURVEY , PART 2 , 20R8434 ; MILTON/TRAFALGAR AMENDED SEPT 29, 97 A.R.**  
Zoning: **A1**  
Assess Val/Year: **\$867,000/2016**  
PIN: **249330071**  
ROLL: **240909006007301**  
Possession/Date: **90+ Days/**  
Survey: **Unknown/**  
Hold Over Days:  
Occupant Type:  
Deposit: **20000**

### Brokerage Information

List Date: **06/23/2022**  
List Brokerage: **Royal LePage Meadowtowne Realty Inc., Brokerage**  
Source Board: **Oakville**

**Prepared By: Joseph Brazeau, Salesperson**

**Date Prepared: 06/24/2022**

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