



PROPERTY SALE INFORMATION

(Please Note: This is Not a Tender)

Disclaimer:

The information provided below is intended solely to assist prospective purchasers in conducting their own due diligence prior to submitting an offer. The Vendor makes no representations or warranties of any kind, express or implied, with respect to the property and assumes no liability for the accuracy or completeness of the information provided. Any reliance placed on this information is at the purchaser's sole risk. Prospective purchasers are strongly encouraged to conduct their own independent investigations to determine the suitability of the property for their intended use prior to submitting an offer. All applicable utility providers should be contacted directly to confirm the availability of services, requirements for connection or extension of services, necessary approvals, associated costs, and all other relevant matters.

Overview: Prime industrial development opportunity in Walden Industrial Park—offering approximately 10 developable acres, with M3 Heavy Industrial zoning, excellent exposure, and convenient right-of-way access to Municipal Road 55.

General Information

- **Municipal Address:** Vacant industrial land parcel east of Municipal Road 55, Walden (no municipal address currently assigned)
- **Legal Description:** SRO part of PIN 73372-0227(LT), being Part 3 on Plan 53R-22196, together with a non-exclusive Right-of-Way over part of PIN 73372-0123(LT), being Parts 1 and 2 on Plan 53R-22196, part of Lot 3, Concession 6, Township of Waters, City of Greater Sudbury.
- **Site Area:** 6.452 hectares (15.94 acres) – approximately 10 acres are developable
- **Property Type:** Vacant Industrial Land Parcel
- **Zoning:** M3 – Heavy Industrial
- **Official Plan:** General Industrial
- **Asking Price:** \$1,200,000 (plus HST)

Important Notes

- The industrial land parcel is being sold '**as is, where is**'. The Vendor makes no representations or warranties regarding the condition of the parcel.
- Purchasers are responsible for confirming the availability of a building permit for their intended use.
- An Official Plan amendment and/or rezoning may be required depending on the proposed use. Purchasers should consult their own advisors and the City's Development Approvals Section.
- The industrial land parcel is subject to a one-foot reserve along MR55. Access will be via a permanent easement north of the parcel, shared partially with the Ministry of Transportation.

- Significant site preparation is required, including construction of an access driveway and extension of services.
 - The City has prepared a conceptual development plan for the property, included in this sale package, to offer general guidance. This plan reflects a potential best-use scenario; purchasers may propose alternative designs or uses upon acquiring the land. Any alternate proposal may require a follow-up Pre-Consultation meeting with the City's Planning Services section, to determine applicable municipal requirements.
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Environmental Considerations

- Development must comply with Conservation Sudbury's wetland guidelines. Generally, development is prohibited within 12m of the wetland boundary and development within 30m of the wetland requires a permit from Conservation Sudbury. A potential Purchaser should contact Conservation Sudbury for further information.

Servicing

- **Water & Sewer:** Municipal services are not available. Purchasers must satisfy themselves regarding all matters of interest including requirements and costs to service the industrial land parcel.
- **Hydro:** Hydro service appears to be available nearby. Purchasers should contact Greater Sudbury Hydro to confirm availability, connection requirements, and related costs.
- **Gas:** Natural gas appears to be available nearby. Purchasers should contact Enbridge Gas Inc. to confirm availability, connection requirements, and related costs.

Utilities Disclaimer

- The Vendor does not guarantee the availability, location, capacity, or suitability of any existing or potential utilities. Purchasers must confirm all service requirements, approvals, and costs with the appropriate utility providers.
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Access & Easements

- Access via permanent, non-exclusive easement north of the industrial land parcel.
- 332.52 m frontage along MR55 (one-foot reserve restricts direct access but does not impact building permit issuance).
- INCO Industrial Easement (1976) LT409964Z
Property is subject to an easement allowing mining-related emissions (e.g., fumes, dust, vibration). Owners cannot claim damages against the mining company for resulting impacts.

Additional Information

- **Taxes:** Not currently subject to real property taxes. MPAC will assess after the transfer of ownership, in accordance with timelines established by MPAC.
- **Lot Grading Plan:** May be required as a condition of building permit issuance.
- **Development Charges:** May apply under the City's Development Charges By-law. Purchasers should confirm applicability for their proposed development by contacting Planning Services (Development Approvals).
- **Site Plan:** All development must proceed by way of Site Plan Control approval.

Offer Submission

To submit an offer, the purchaser must complete and sign the provided form of **Agreement of Purchase and Sale** and submit it with the required deposit, as set out in the Agreement of Purchase and Sale, payable to City of Greater Sudbury. The Council Condition Date, and the Completion Date, as set out in the Agreement of Purchase and Sale, may be amended in consultation with the City's Real Estate Section.

In Person:

Tom Davies Square – One Stop Services
200 Brady Street, Sudbury, ON
Attn: Real Estate Section


By Mail:

City of Greater Sudbury – Real Estate Section
PO Box 5000, Stn A, 200 Brady Street,
Sudbury, ON P3A 5P3
Attn: Tanya Rossmann-Gibson, Property Administrator

Contact Information

For inquiries relating to the sale of land, please contact:


City of Greater Sudbury – Real Estate Section

 (705) 674-4455 ext. 4373

 realestate@greatersudbury.ca

For inquiries relating to Economic Development opportunities, please contact:

City of Greater Sudbury – Economic Development Division

 (705) 674-4455 ext. 5609

 invest@greatersudbury.ca