


**JASON GAO**
CO-FOUNDER / VP / BROKER

**KYLE SHEN**
SALESPERSON | 416-828-7847

# FOR SALE

## 20590 HWY 11 KING ON L3Z2A8

**Total 2.11 Acres Of Land**

**Newly Renovated Motel With 15 Rooms**

20590 HWY 11 King, Ontario L3Z2A8

# Property Details




| | |
|---|---|
| LOCATION | HWY11 & BATHURST ST |
| LOT SIZE | 2.11 ACRES LAND |
| ASKING | $6,350,000 |
| PROPERTY INFO | 15 ROOMS MOTEL + OFFICE ROOM |
| ZONING | RURAL COMMERCIAL ZONING |
| HIGHLIGHT USE | HOTEL & MOTEL; COMMERCIAL; RETAIL |
| POSSESSION | IMMEDIATE |

· Ideal For Many Kinds Of Business, including Hospitality, Commercial, Retail.
· Steps To New Few Hundred Acres Development At Bathurst & Yonge.
· Facing Busy Main Road Hwy11 And Close To Fast Growing/Developing Bradford.
· Surrounded By Local Residential Areas With Rapid Increased Population.

20590 HWY 11 King, Ontario L3Z2A8

# Lot Info



20590 HWY 11 King, Ontario L3Z2A8

# Property Photos














20590 HWY 11 King, Ontario L3Z2A8

# Motel Property Info



| | |
|---|---|
| RENTABLE ROOMS | 15 |
| OFFICE ROOMS | 1 |
| EXPECTED INCOME | $540,000/Annual |
| UNIT FEATURE | Bathroom, Heating, AC |
| DAILY ROOM PRICE | $100-200/Per Room |

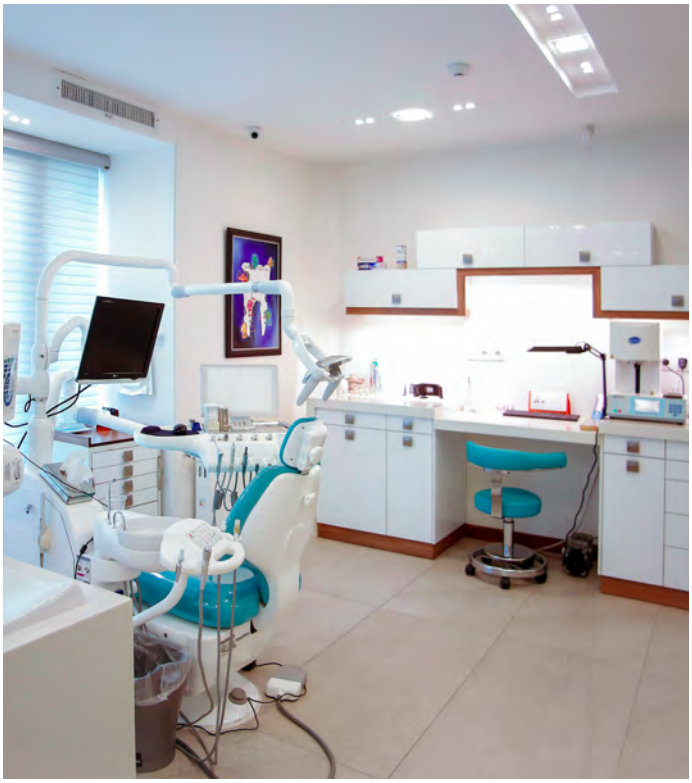
· Income Info Is Estimate, Buyer And BA To Verify All Information.

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# Potential Use



HOSPITALITY



CLINIC



RESTAURANT




RETAIL/COMMERCIAL

20590 HWY 11 King, Ontario L3Z2A8

# Community Watch

## East Gwillimbury

Table 3.1 Population Growth Forecasts

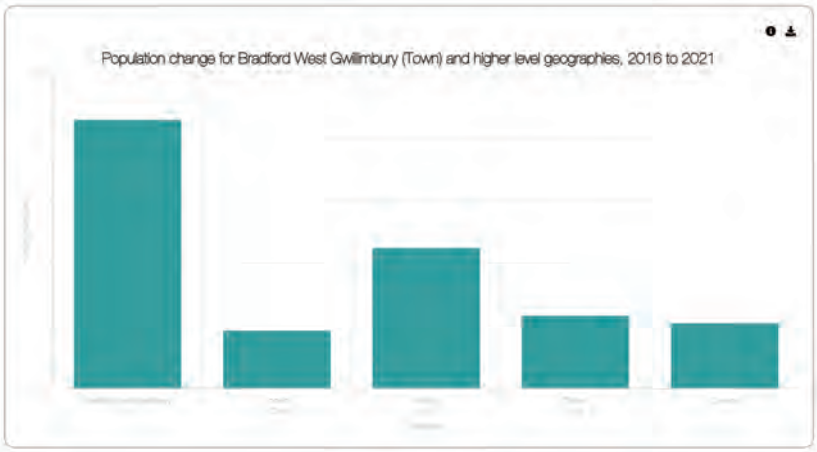
| | 2009 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|
| Urban Area | 13,600 | 23,700 | 36,200 | 54,400 | 74,500 |
| Mount Albert | 3,400 | 5,000 | 5,900 | 5,900 | 5,900 |
| Rural Area | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 |
| **Total** | **23,000** | **34,700** | **48,100** | **66,300** | **86,500** |

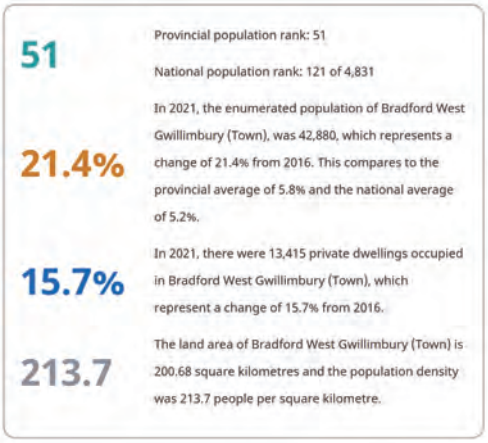
Table 3.2 Employment Growth Forecasts

| | 2009 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|
| Urban Area | 3,470 | 7,900 | 14,825 | 22,650 | 30,170 |
| Mount Albert | 530 | 700 | 875 | 1,050 | 1,230 |
| Rural Area | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 |
| **Total** | **7,000** | **11,600** | **18,700** | **26,700** | **34,400** |

*Source：Town of East Gwilliambury Consolidated Offical Plan

## Bradford West Gwillimbury




*Source：Statistics Canada

✓ Fast Growing Communities

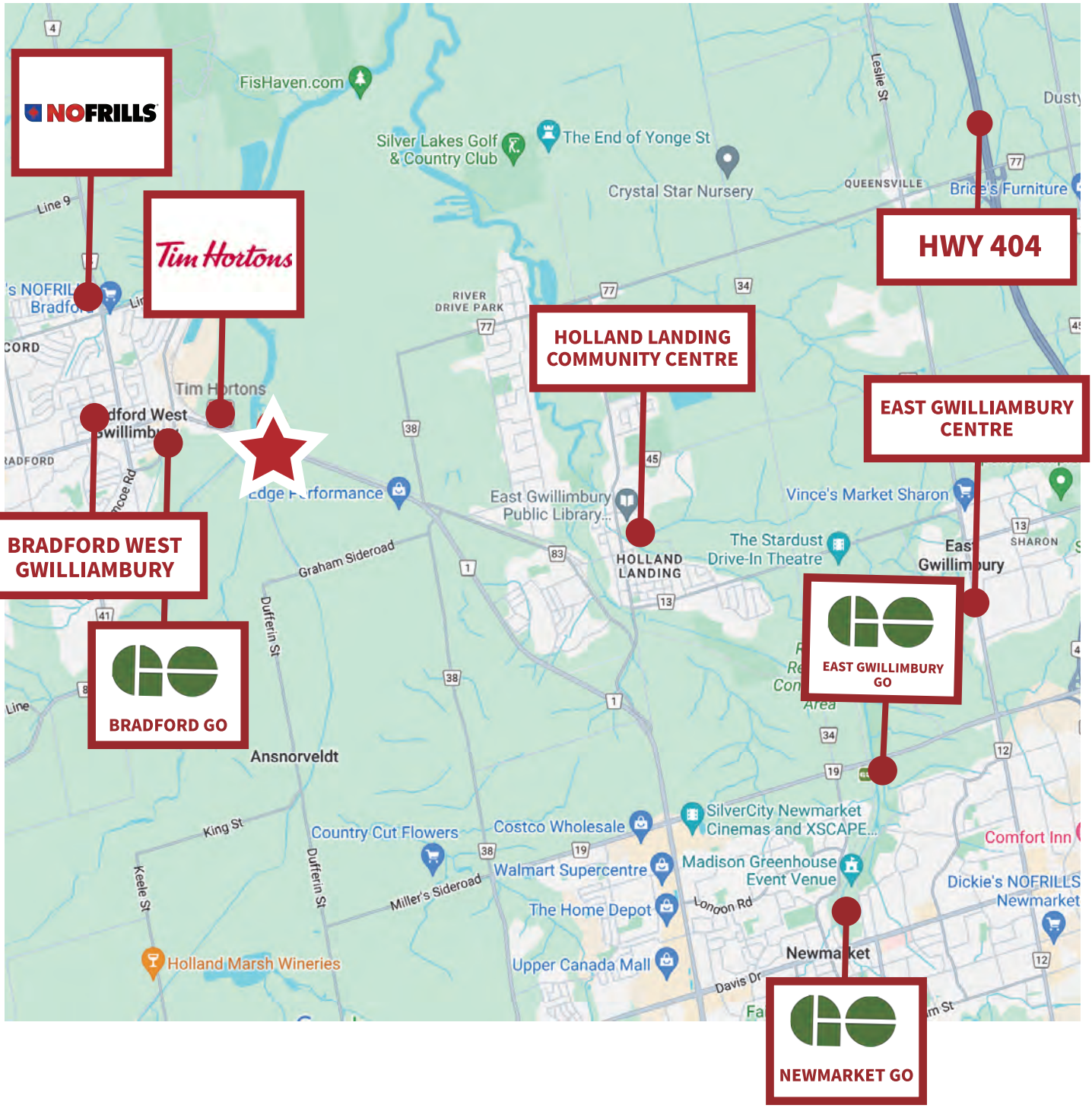
✓ One of Canada's Safest Places to Live

✓ Identified Area in York Region Where Land is Being Designated for Future Urban Growth.

✓ Affordable Living Expense and Housing Price

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# Location Highlight



SMART SOLD
REALTY. BROKERAGE



# 10 REASONS TO CHOOSE
# JASON GAO

- FELLOW OF THE REAL ESTATE INSTITUTE (FRI)
- CCIM CENTRAL CANADA BOARD DIRECTOR 2024
- CERTIFIED COMMERCIAL INVESTMENT MEMBER CANDIDATE (CCIM)
- CERTIFIED LUXURY HOME MARKETING SPECIALIST(CLHMS)
- TOP PRODUCER CCRPA 2022
- CHAMPION OF LISTING SSRB 2022
- CHAMPION OF COMMERCIAL SSRB 2022
- DIAMOND TEAM AWARD 2020/2021
- TOP 10 LISTING AGENT HLLM 2020
- CHAIRMAN'S CLUB AWARD HLLM 2020

**CALL 416-877-6268**
**FOR FREE HOME EVALUATION!**

SMART SOLD
REALTY. BROKERAGE

## SERVICE PACKAGE



RESIDENTIAL RESALE



PRE-CONSTRUCTION



PROPERTY MANAGEMENT



RESIDENTIAL RE-BUILT



COMMERCIAL RESALE

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## ABOUT US

### GROW FASTER, WORK SMARTER

TOP 8% IN GTA

D.O.M -6% SALE FASTER

PRICE 5% HIGHER



Smart Sold Realty is an esteemed real estate agency renowned for its innovative approach and exceptional service. Established in 2022 by our Broker of Record, We have experienced rapid growth, expanding our team to include a multitude of skilled agents.

Our foremost accomplishments include rapidly achieving sales at above-average prices in the resale market and making substantial advancements in pre-construction projects, where we offer our clients exclusive Advanced Platinum Access.

Furthermore, our team is consistently dynamic and dedicated to providing top-tier services to our agents. We support their growth with our well-developed management team and Special AI platforms, ensuring seamless, worry-free services that allow agents to concentrate solely on achieving their sales goals.

### *OUR VISION AND MISSION*

**让物业买卖，成为最舒适的体验**

**Transform Property Buying and Selling into a Seamless and Comfortable Experience.**

## OUR AI PLATFORMS FOR AGENTS



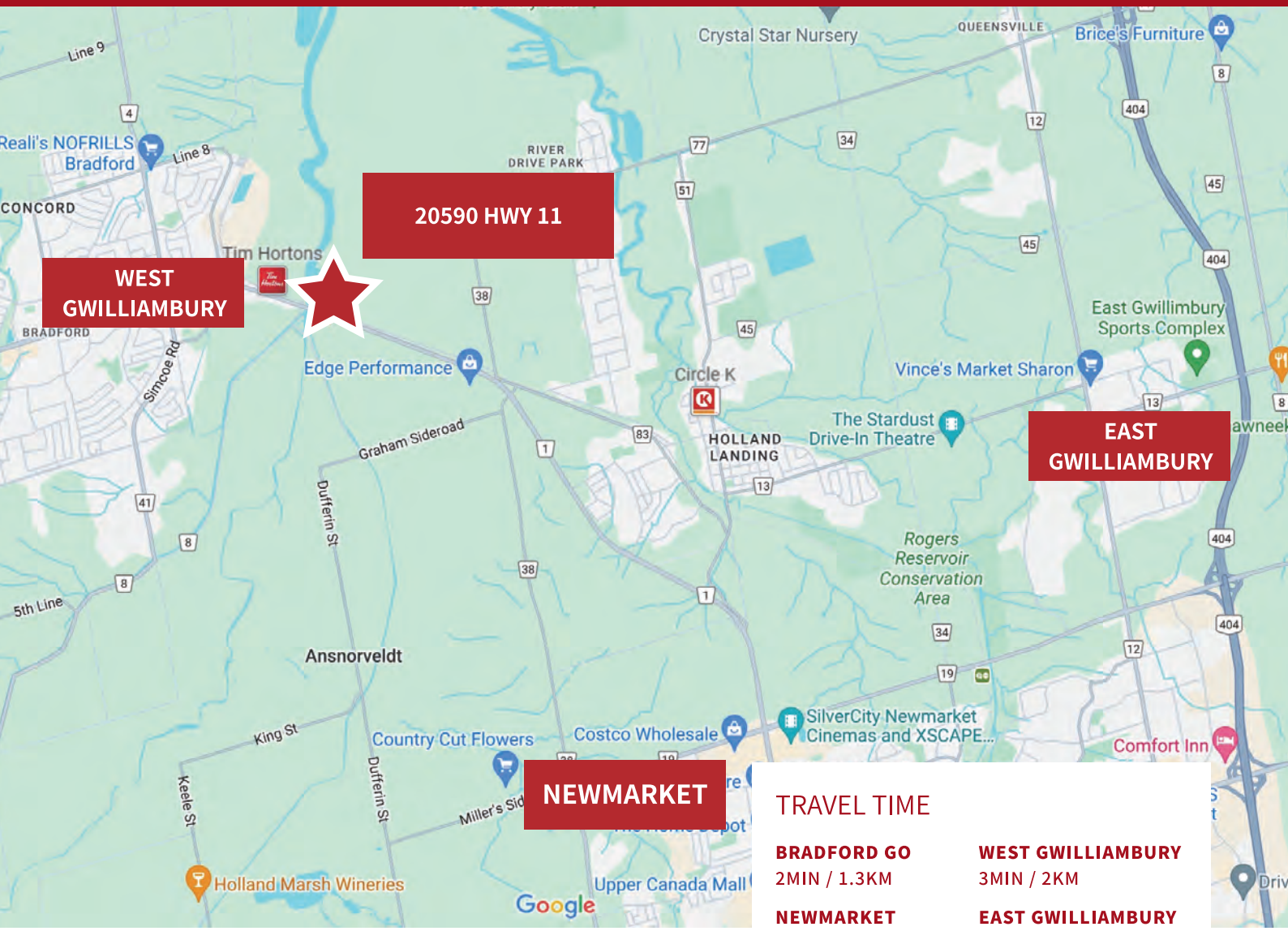

**Smart Sold Provides Cutting-Edge Technology Platforms To Enhance Agent Performance.**

At Smart Sold Realty, we are proud to offer our agents an unparalleled technological advantage through our state-of-the-art AI platforms and comprehensive CRM system. Our advanced CRM system is tailored to the unique needs of the real estate industry, facilitating efficient management of contacts, meticulous tracking of leads, and ensuring optimal organization.

By leveraging the sophisticated capabilities of our AI platforms, you are equipped with the essential tools and resources to excel in your real estate career. Our commitment to ongoing technological development ensures that you, as a Smart Sold Realty agent, are always at the forefront of industry innovation.

# FOR SALE

## 20590 HWY 11 KING, ONTARIO L3Z2A8




### TRAVEL TIME

| | |
|---|---|
| **BRADFORD GO**<br>2MIN / 1.3KM | **WEST GWILLIAMBURY**<br>3MIN / 2KM |
| **NEWMARKET**<br>13MIN / 10.7KM | **EAST GWILLIAMBURY**<br>11MIN / 9.8KM |
| **HWY 400**<br>11MIN / 9.3KM | **HWY 404**<br>13MIN / 11KM |


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SMART SOLD REALTY, BROKERAGE | COMMERCIAL


***SMART SOLD REALTY, BROKERAGE***
*275 RENFREW DR UNIT 209 MARKHAM, ONTARIO L3R0C8*



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* Broker