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Broker

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**ROYAL LEPAGE**  
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### LOOKING FORWARD TO 2023 WITH RENEWED OPTIMISM AND HOPE.

As we look towards to an exciting year to come, looking back, was a year our small business community faced a new set of challenges with the aftermath of the pandemic. Whether it was inflation, supply chain, or staffing issues, Halton Hills entrepreneurs needed to be nimble and creative in their operations to remain successful. I am continually inspired by their ingenuity and hard work to keep servicing our community.

I'd like to express my gratitude to everyone who supported our community of entrepreneurs and businesses by shopping local. I am proud to have played a part in servicing so many. Throughout this holiday season, I wish you peace, renewed connections with family and friends, warmth of memories and continued success in 2023. Have a safe and happy holiday season and Happy New Year!



### LIVE & WORK ON 1 ACRE

This century 2 bdrm, 2 bath home plus 3 outbuildings awaits you on a little less than 1 acre in one of the friendliest villages north of Town. Currently an operating restaurant with a licensed kitchen offering both living and retail space on the 2nd floor. 3 large, detached outbuildings provide more than 7,000 sq. ft of additional space for RVs, trucks, cars & storage. There is a heated workshop, 3 grade-level & dock-level shipping doors, plus a 16 ft overhead door and separate entrance to a metal drive shed. 2 hydro & natural gas meters. This is an investment suitable for services, car enthusiasts & professionals. Nature is at your doorstep with no homes behind. Good investment & income potential. The restaurant business is being sold separately. **MLS \$1,599,000**



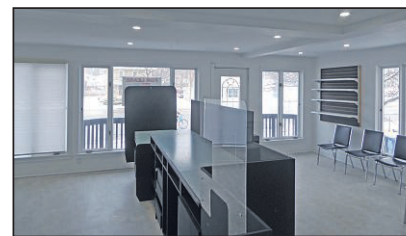
### 31+ ACRES WITH POTENTIAL

31.96 acres within Palgrave's Residential Estate Community Policy Area 3 in the town of Caledon. Water and natural gas are available abutting the north side of an existing subdivision. The Town of Caledon by-law describes this property as A2-ORM and EPA 2-ORM. Executive home development application is being proposed across the road. Existing OFA tenant farmer in place until you are ready for future development. In the Oak Ridge Moraine designated development area but not part of the Greenbelt. Survey on file. OFA tax credits applied. The vendor may consider a 1st VTB for a qualified buyer. Development changes, rezoning, servicing, HST are the Buyer's responsibility. OFA Farmer has the rights to harvest crops until 2023. **MLS \$14,500,000**



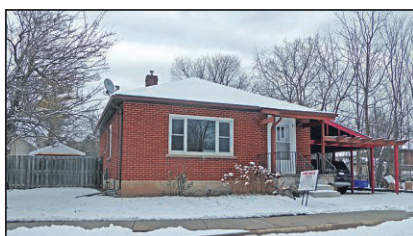
### PROFESSIONAL OFFICE SUITE

This recently renovated 610 sq. ft, main floor unit is ideal for a medical, physiotherapist spa/salon or many other professional services. Pot lights & large windows accent the open-concept floor plan with easy-to-clean laminate flooring. This medical plaza on Guelph St/Hwy 7 road offers lots of traffic and sign exposure for your business. This location provides plenty of client parking and close to a GO Transit stop. Ideally located near residential development, public park, the high schools, and shopping. The monthly rent includes water, heat, air conditioning, and hydro. The great landlord is accepting tenant applications now for opening in the New Year operations. **MLS Net Rent + TMI equals \$2,360/month.**



### BUNGALOW ON LARGE LOT

This 2+2 bdrm, 2 bath raised brick bungalow is nestled on a 54 ft x 151 ft lot close to downtown Acton. A large eat-in kitchen with a separate open concept living & dining rooms offer space for a family. The partially finished basement has a side entry and lets you enjoy two extra bedrooms, 3 pc bathroom, recreation room & laundry/utility area. The large, fenced backyard features a fire pit and lots of greenery with room for playing. A carport and driveway allow parking for 2+ cars. Equipped with updated windows, forced air gas furnace and central air conditioning. The downtown location lets you walk to shops, restaurants, GO train/bus stops & schools. Currently a tenanted investment property. Viewings are by advance notice only. **MLS \$649,000**



### SPREADING LOVE IN OUR COMMUNITY

This is the time of year dedicated to sharing our good fortune and joy with those of us less privileged. Far too many families are facing challenges and need help getting the essentials of life in our community. The rising cost of living and housing have placed a greater dependence on local support services adding to the strain on donor resources of charities attempting to help. Not everyone is in the position to give, but giving, no matter the amount of time or donation will go a long way in bringing much needed services to those in need. Please consider donating to a local charity of your choice through Canada Helps this year. Help spread love and hope into 2023.



Wishing you and your family, happiness, and love throughout 2023. Stay safe.