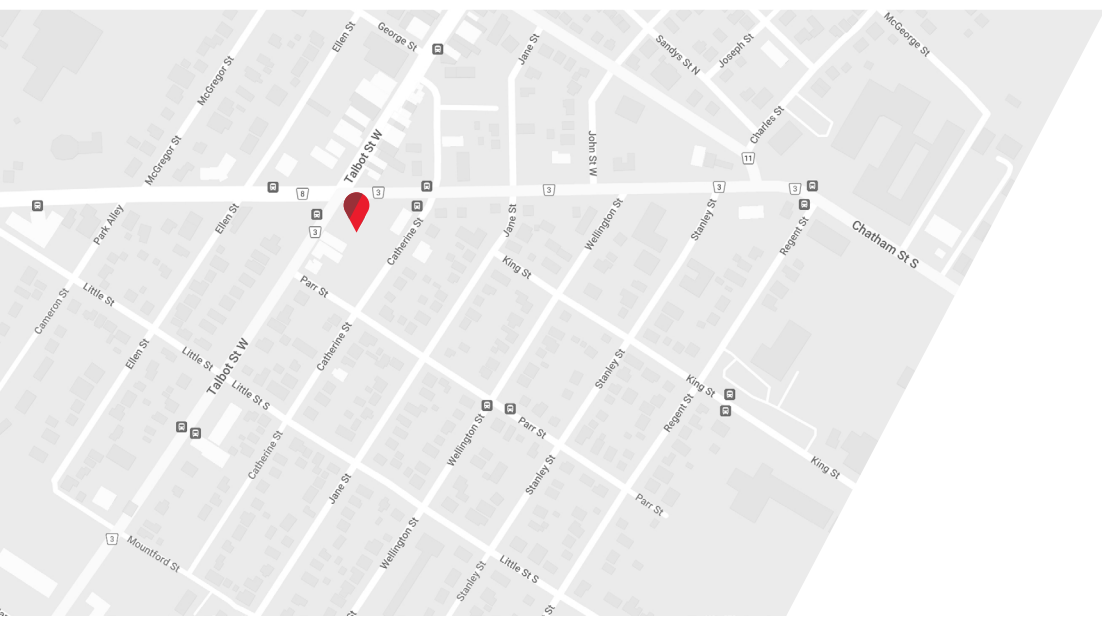




PRIME COMMERCIAL LAND 92 TALBOT STREET WEST, BLENHEIM, ON

Asking: \$1,000,000 | Site Area: Approx. 0.504 Acres



ASKING PRICE: \$1,000,000

PROPERTY HIGHLIGHTS

Corner site for sale situated within an established retail node in Blenheim, Ontario. The property benefits from high visibility as well as a steady flow of foot and vehicle traffic. Strategically positioned with convenient access to major thoroughfares.

SITE AREA

0.504 Acres

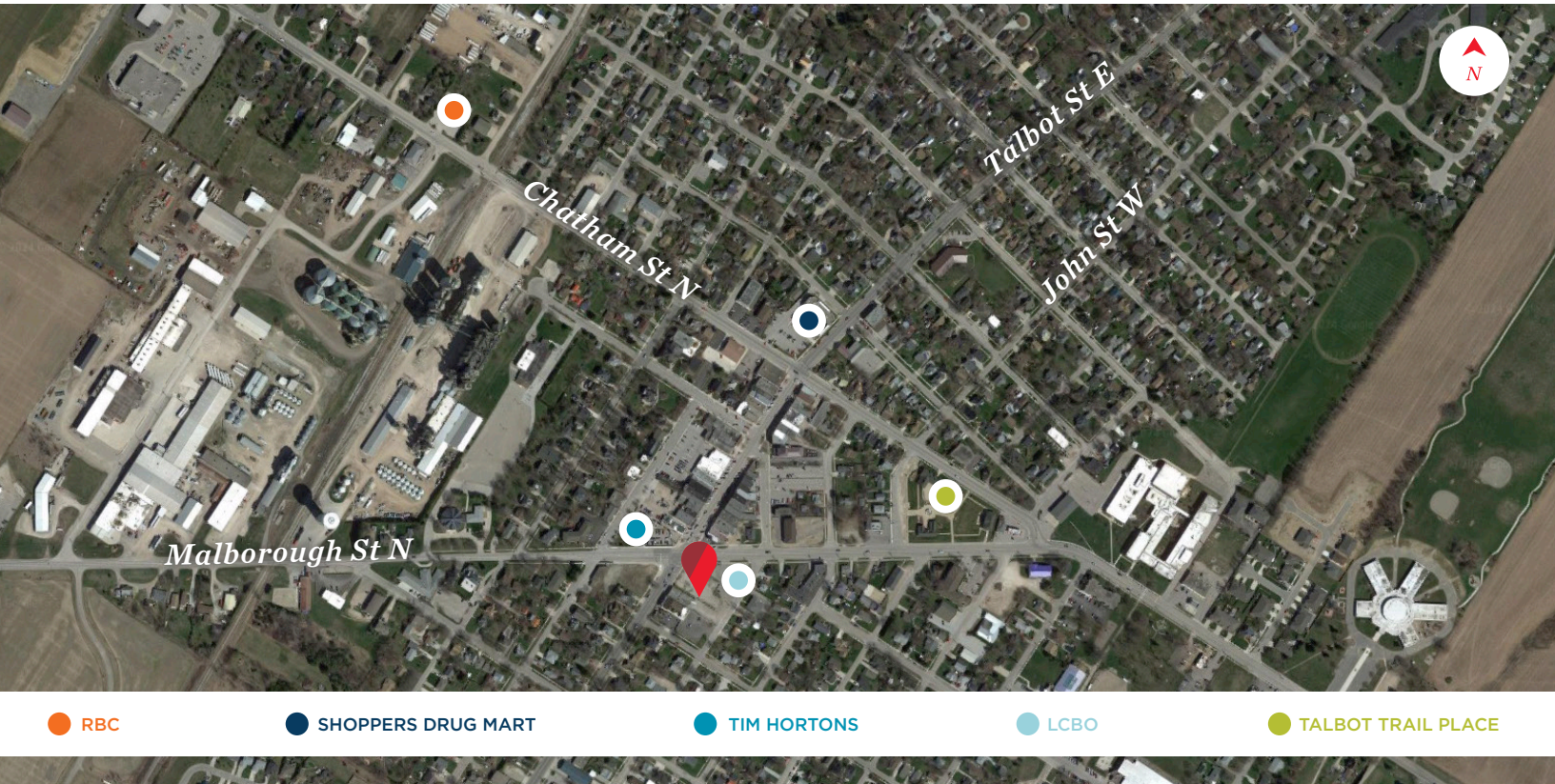
ZONING

UC(CBD) Central Business District

Permits a wide range of uses maximizing site potential (see permitted uses on page 4)

PROPERTY TAXES

\$5,076.05 (2023)



JAMESON LAKE

Sales Representative

519 438 8548

jameson.lake@cushwakeswo.com

ANDREW JOHNSON

Sales Representative

519 438 8639

andrew.johnson@cushwakeswo.com

BRENT RUDELL

Broker of Record

519 438 5608

brent.rudell@cushwakeswo.com

CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO

850 Medway Park Dr, Suite 201

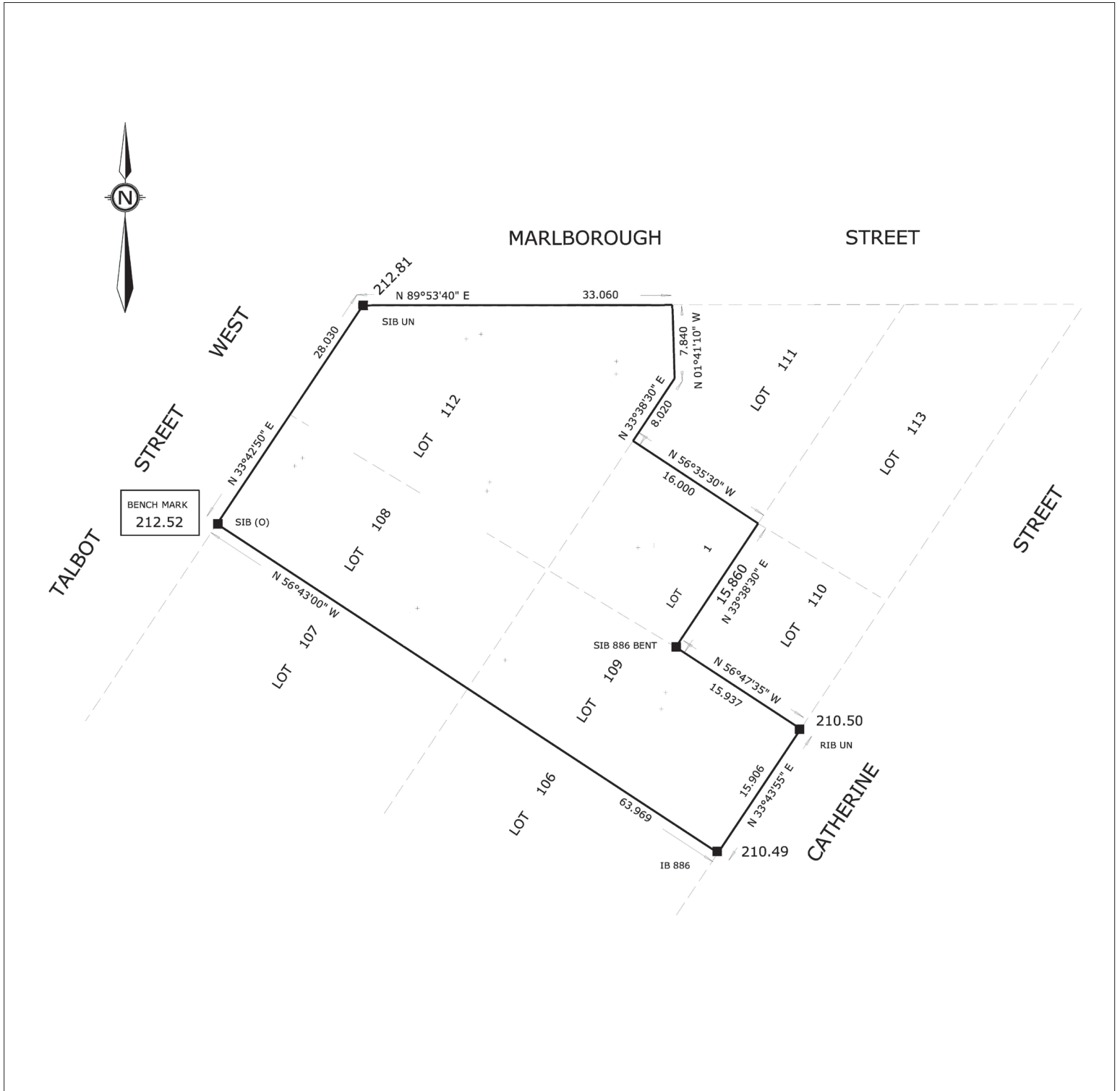
London, Ontario N6G 5C6

www.cushwakeswo.com

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance.

This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

SITE SURVEY



JAMESON LAKE

Sales Representative

519 438 8548

jameson.lake@cushwakeswo.com

ANDREW JOHNSON

Sales Representative

519 438 8639

andrew.johnson@cushwakeswo.com

BRENT RUDELL

Broker of Record

519 438 5608

brent.rudell@cushwakeswo.com

**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**

850 Medway Park Dr, Suite 201

London, Ontario N6G 5C6

www.cushwakeswo.com

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance.

This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

PERMITTED USES

UC(CBD) CENTRAL BUSINESS DISTRICT

Adult Secondary School	Commercial School	Personal Service Establishment
Apartment Dwelling	Cultural Facility	Pet Shop
Assembly Hall	Department Store Type Merchandise (DSTM)	Post-Secondary School
Bake Shop	Dry Cleaning Establishment	Print Shop
Bank/Financial Institution	Eating Establishment	Rental Establishment
Beer/Liquor Store	Eating Establishment - Take Out	Retail Store
Bus Depot	Funeral Home	Retail Store - Convenience
Call Centre	Furniture Store	Service or Repair Shop
Child Care Centre	Hotel	Service Trade Establishment
Church	Mixed Use Commercial/Residential Building	Shopping Centre
Clinic	Office	Supermarket
Club, Private	Parking Area	Tavern
Commercial Entertainment and Recreational Establishment	Parking Lot	Temporary Care Facility

<https://www.chatham-kent.ca/localgovernment/bylaws/Documents/Zoning%20By-law%202016-2009.pdf>

JAMESON LAKE

Sales Representative

519 438 8548

jameson.lake@cushwakeswo.com

ANDREW JOHNSON

Sales Representative

519 438 8639

andrew.johnson@cushwakeswo.com

BRENT RUDELL

Broker of Record

519 438 5608

brent.rudell@cushwakeswo.com

CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO

850 Medway Park Dr, Suite 201

London, Ontario N6G 5C6

www.cushwakeswo.com

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance.

This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.