

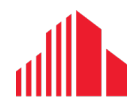
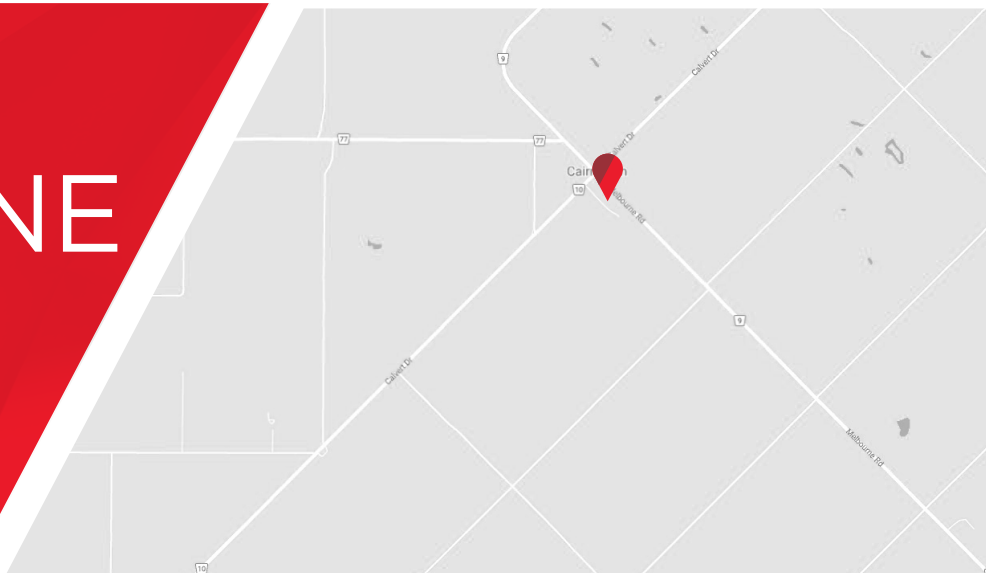


FOR SALE

PRIME LIGHT INDUSTRIAL/RESIDENTIAL
INVESTMENT OR OWNER/OCCUPIER OPPORTUNITY

**24637
MELBOURNE
ROAD**

Adelaide Metcalfe, ON N7G 3H5



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$1,195,000

ABOUT THE PROPERTY

Prime commercial/light industrial/residential investment opportunity or owner/occupier opportunity.

- **Asking Price:** \$1,195,000
- **Building Area Total:** Approx. 7,590 SF
 - » **Bldg. A:** approx. 2,450 SF
 - » **Bldg. B:** Approx. 1,500 SF
 - » **Bldg. D:** Approx. 4,000 SF - Split into 4 separate units
- Potential growth on 0.859 acres
- **Taxes:** Approx. \$8,408.45 (2023)
- **Zoning:** HC-1 - Commercial with site specific permitted additional uses (2016)
- **Parking:** Large well lit lots
- Property consists of 3 buildings
- Buildings and grounds in great condition
- Services include Natural gas, 3 phase 200 Amp 600/347 industrial and single phase 400 Amp 120/240 hydro
- Well water (bored) septic system (holding tank)
- Phone and HS Fibre Optic internet
- High traffic and exposure
- Situated on paved, well traveled, County Rd 9



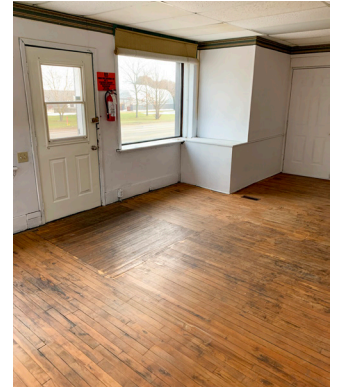
TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

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PROPERTY PHOTOS



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PERMITTED USES

Hamlet Commercial Zone - HC

Accessory dwelling unit within a single detached dwelling	Automotive Service Station
Bed and Breakfast establishment in accordance with section 5.2 of this By-law	Convenience Retail
Financial Establishment	Home Business, in accordance with section 5.14 of this By-law
Personal Services	Single Detached Dwelling

Hamlet Commercial Zone - HC-1

Automobile Repair	Automobile Sales
Warehouse	Public Storage Unit
Office	Custom Workshop
Retail Store	Light Manufacturing

https://www.adelaidemetcalfe.on.ca/sites/default/files/2024-04/AM_Comprehensive_ZBL_April2024.pdf#page=76



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