

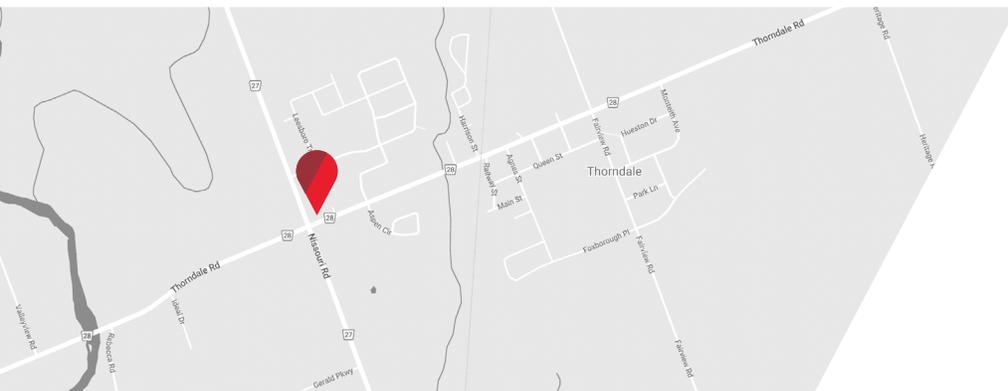


PRIME VACANT LAND DEVELOPMENT SITE | **FOR SALE**

PART LOT 16

KING STREET

Thorndale, ON



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$4,177,500

PROPERTY HIGHLIGHTS

Prime 3.34 acre vacant land development site in Thorndale, Ontario. Located directly on the northeast corner of King Street and Nissouri Road, in a quickly growing town. Property is being listed upon a court consented settlement. The director of the seller corporation is a registered Realtor. Confidentiality agreement available for access to full due diligence package.

- **Asking Price:** \$4,177,500
- **Site Area:** Approx. 3.34 Acres
- **Taxes:** Approx. \$4,775 (2023)
- **Zoning:** General Commercial GC2-6 (see page 4 for permitted uses)
- **Frontage:**
 - » Approx. 350' along King Street
 - » Approx 494' along Nissouri Road
- Relatively flat/L-shaped site



**GENERAL
COMMERCIAL ZONING**



**PRIME CORNER
LOCATION**



**EXCELLENT FRONTAGE
ALONG TWO STREETS**



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

 **CUSHMAN &
WAKEFIELD**
Southwestern Ontario

©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.

CONFIDENTIALITY AGREEMENT DETAILS

Upon the Purchaser executing a Confidentiality Agreement, Cushman & Wakefield Southwestern Ontario will provide the Purchaser access to a Confidential Data Room which will contain copies of relevant information which will include the following:

- Survey
- 2022 Final Tax Bill
- Zoning Information
- Old Site Plan Agreement

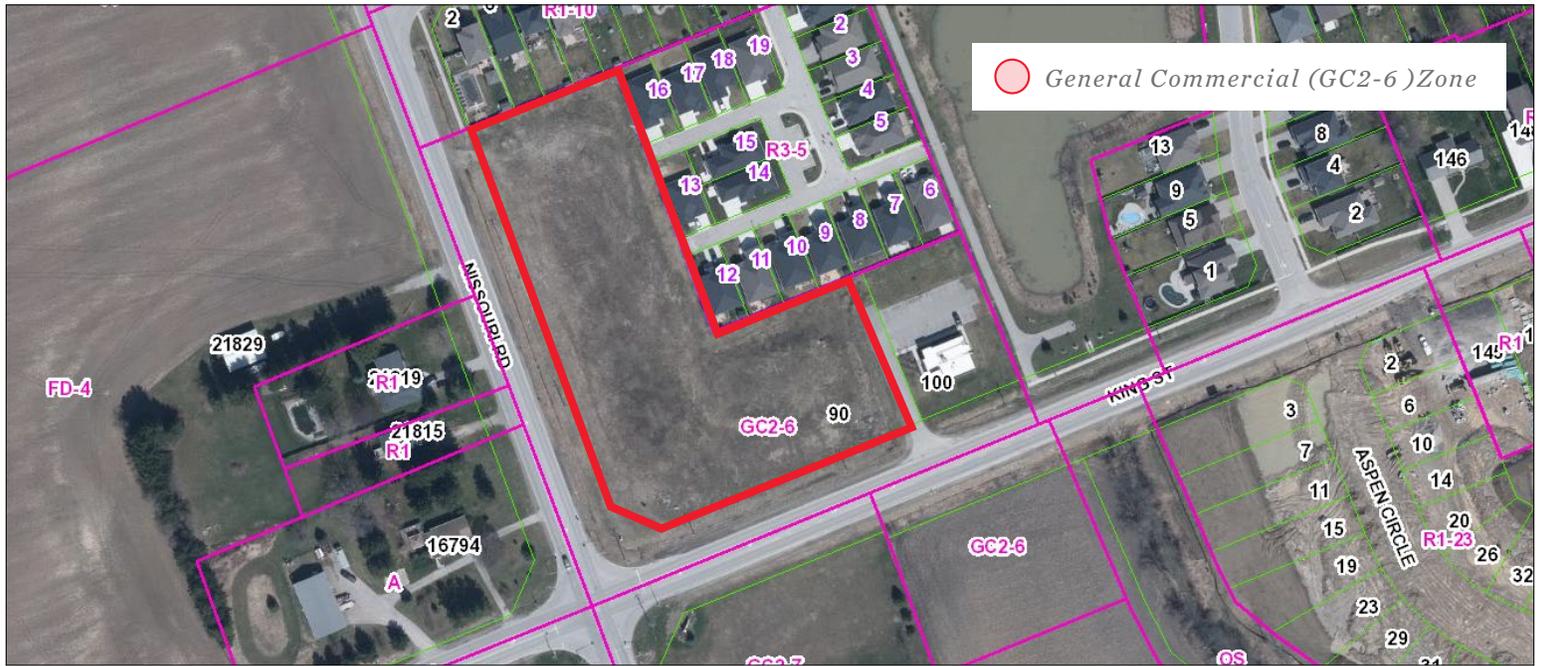


TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

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

**CUSHMAN & WAKEFIELD**
Southwestern Ontario

ZONING MAP & PERMITTED USES



○ General Commercial (GC2-6) Zone

PERMITTED USES | GENERAL COMMERCIAL (GC2-6) ZONE

accessory dwelling unit in accordance with Subsection 14.4.1	community centre	food store	repair and rental establishment
art gallery	convenience store	hotel/motel	restaurant
assembly hall	data processing establishment	lodging house type 1	retail store
auto supply store	day nursery	museum	restaurant, coffee shop
bake shop	drive-through facility	office	studio
banquet hall	dry cleaner's distribution station	parking area or lot	tavern
brewing on premises establishment	duplicating shop	personal service establishment	theatre
caterer's establishment	film processing depot	pharmacy	veterinary clinic, small animal
clinic	financial institution	place of entertainment or amusement	gas bar
club	florist shop	place of worship	professional office

<https://www.thamescentre.on.ca/sites/default/files/2023-03/GC.pdf>

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



CUSHMAN & WAKEFIELD
Southwestern Ontario

©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.