

FOR SALE | PRIME DEVELOPMENT/VACANT LAND SITE

# 1645 HYDE PARK ROAD

*London, ON N6H 5L7*



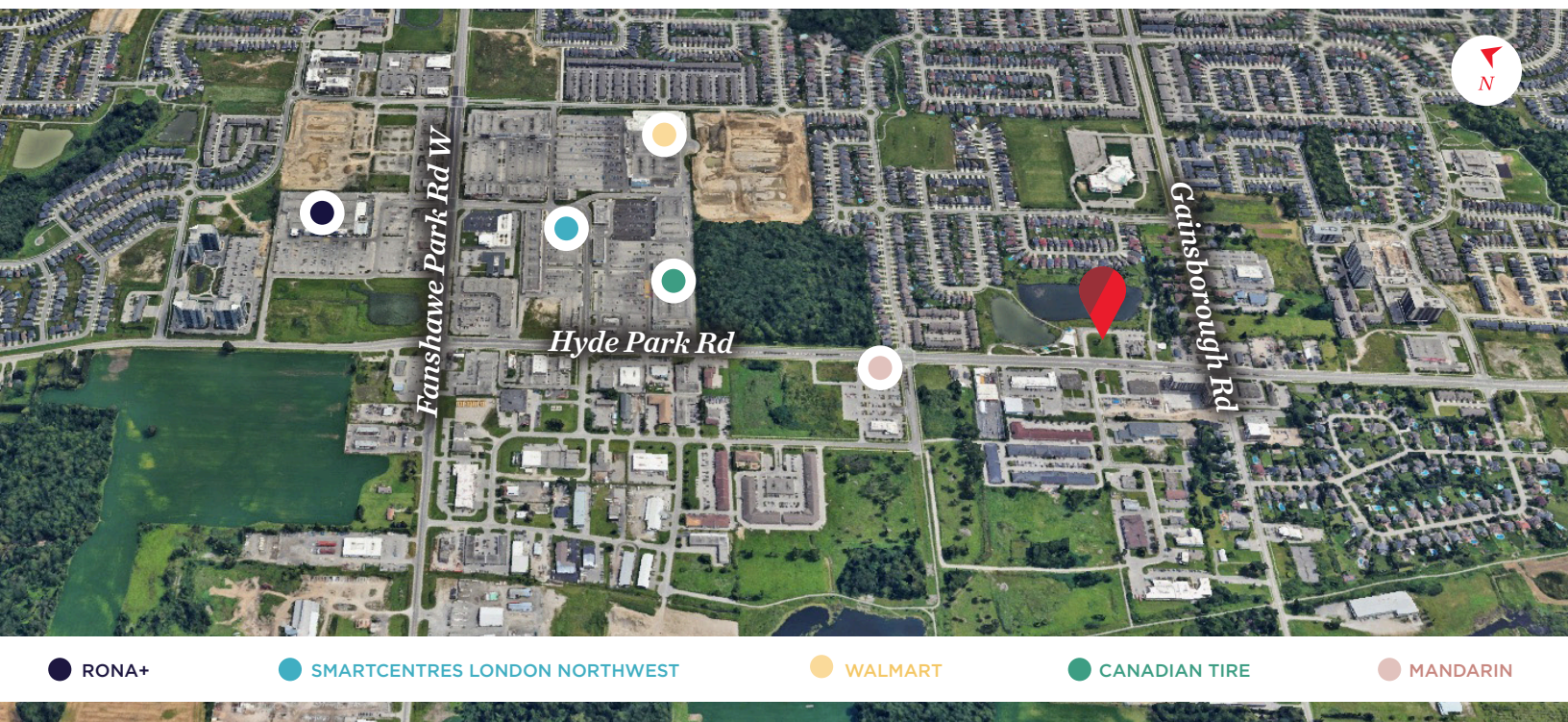


ASKING PRICE: \$2,688,000

# PROPERTY HIGHLIGHTS

Prime commercial development site/vacant land site available for sale

- **Site Area:** Approx. 1.105 acres
- **Lot Dimensions:**
  - » **Frontage:** Approx. 223.97'
  - » **Depth:** Approx. 213.86'
- **Zoning: h\*BDC1 - Business District Commercial**  
- permits a wide range of uses including: Animal hospitals; Apartment buildings, with any or all of the other permitted uses on the first floor; Bake shops; Clinics, etc.
- **Taxes:** \$16,008.19 (2024)
- Several new residential and commercial developments in the area
- There is a right of way easement registered on the property for access to the Synergy building/property next door
- Along Hyde Park Road in the highly desirable northwest area of London
- Ideal property size and location to build your own building and or build a rental investment property
- Site is in the rapidly growing residential and commercial node in London
- Located just down the street from Canadian Tire, Walmart, Golf Town, Rona, Mandarin, Winners, Marshalls, Homesense, Gap, SportChek, etc.
- Do not go direct



● RONA+    ● SMARTCENTRES LONDON NORTHWEST    ● WALMART    ● CANADIAN TIRE    ● MANDARIN

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