

FOR SALE



PRIME DEVELOPMENT SITE/VACANT LAND

ASKING PRICE: \$3,650,000 | APPROX. 0.965 ACRES

1533
HYDE
PARK
ROAD

London, ON



**CUSHMAN &
WAKEFIELD**

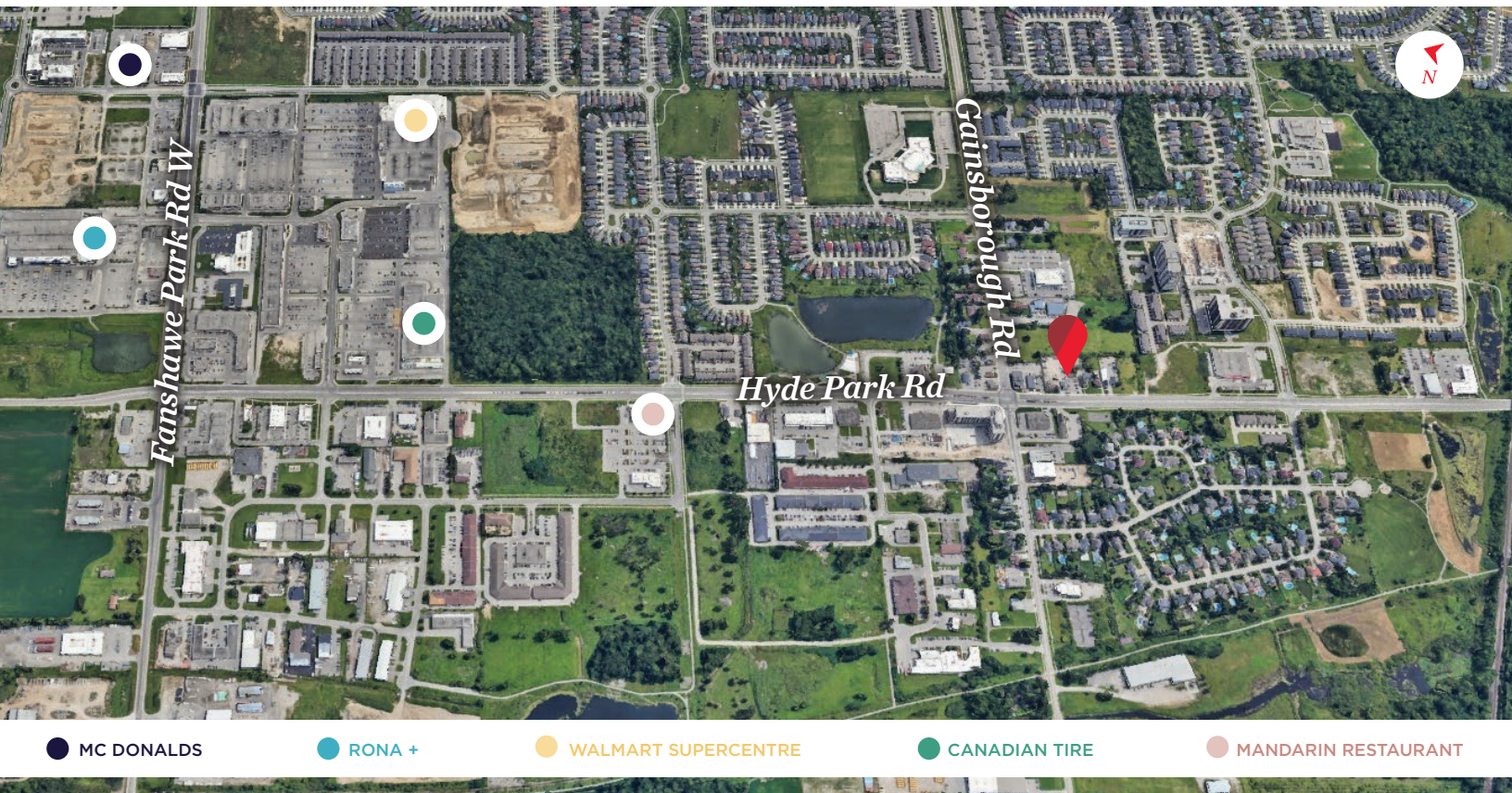
Southwestern Ontario

ASKING PRICE: \$3,650,000

PROPERTY HIGHLIGHTS

Prime development site/vacant land site available for sale in northwest London

- **Site Area:** Approx. 0.965 Acres
- **Zoning:** h-8*h-108*BDC1/BDC2 - Permits a wide range of uses
- **Taxes:** Approx. \$18,079.83 (2024)
- In a rapidly growing residential and commercial node in London
- This vibrant location offers a perfect blend of commercial and residential potential, ideal for higher density commercial/residential development
- The proposed 6-storey mixed-use building, featuring 70 residential units with approx. 8,900 SF of ground-floor commercial space
- Ideal property size and location to build your own building and or your own mixed-use residential/commercial building or retirement home or medical facility
- Located just down the street from Canadian Tire, Walmart, Golf Town, Rona, Mandarin Restaurant, Winners, Marshalls, Homesense, Gap, Sportchek, Rexall etc.
- Existing tenant/owner would potentially entertain leasing back the existing buildings until redevelopment of the site occurs



● MC DONALDS

● RONA +

● WALMART SUPERCENTRE

● CANADIAN TIRE

● MANDARIN RESTAURANT

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

©2025 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.