



**FOR SALE**

**IMPROVED ASKING PRICE**

## **PRIME DEVELOPMENT/VACANT LAND SITE IN NORTHWEST LONDON**

# **1553**

**HYDE PARK**

*London, Ontario*

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**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario



# 1553

## HYDE PARK ROAD

*London, Ontario*

This exceptional development property offers a rare opportunity to secure a prominent location in one of London's most dynamic growth areas. Located within a rapidly expanding urban node, the site is ideally positioned to capitalize on the continued growth and evolution of Northwest London.

|                     |             |
|---------------------|-------------|
| <b>SITE AREA</b>    | 0.965 acres |
| <b>ZONING</b>       | BDC1 & BDC2 |
| <b>ASKING PRICE</b> | \$3,465,000 |
| <b>TAXES (2026)</b> | \$19,165.22 |

## PROPERTY FEATURES



Ideally suited for a variety of development opportunities, including mixed-use, medical, residential, retirement, or commercial uses.



Surrounded by major retailers, amenities, and new residential developments

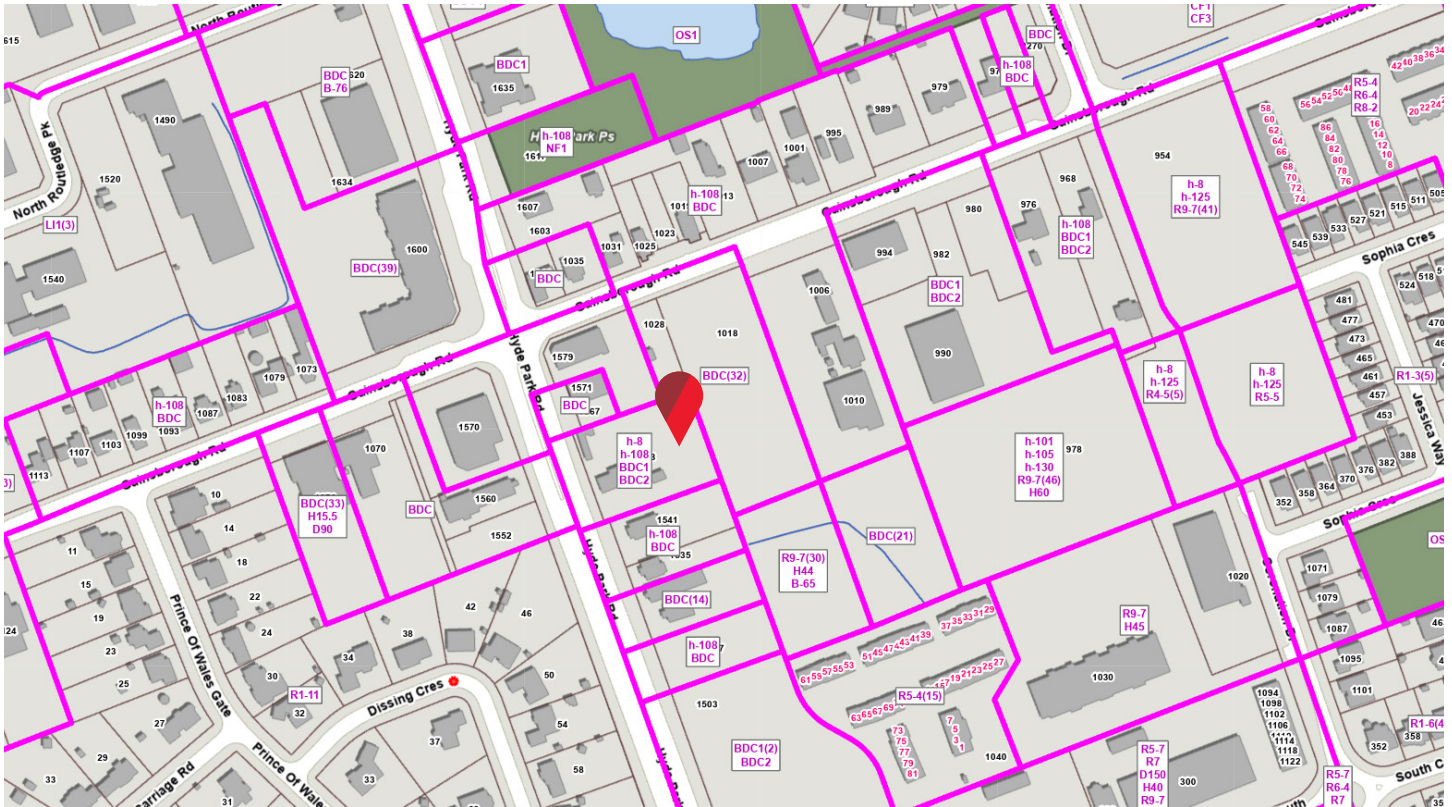


Existing rental income of \$7,000 per month provides interim cash flow while planning future redevelopment



Proposed 6 storey mixed-use building with 70 residential units and ±8,900 SF of ground floor commercial space

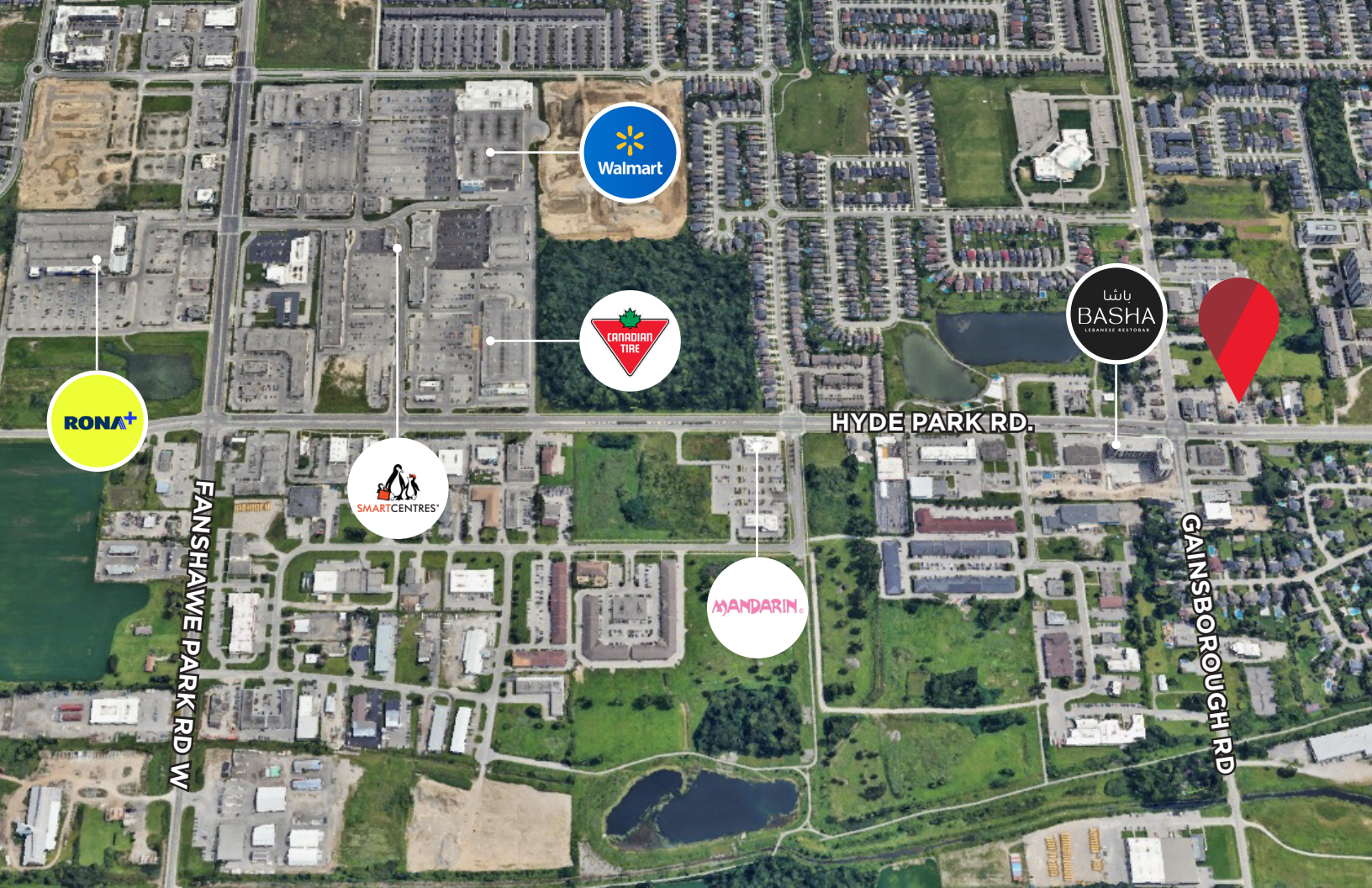
# PROPERTY ZONING



## BDC1 & BDC2 - BUSINESS DISTRICT COMMERCIAL ZONE

### Permitted Uses

- Animal Clinic
- Animal hospitals
- Antique store
- Apartment buildings
- Artisan Workshop
- Assembly halls
- Bake shops
- Bed and breakfast establishments
- Brewing on Premises Establishment
- Cinemas
- Clinics
- Commercial parking structures and/or lots
- Commercial recreation establishments
- Community centres
- Convenience service establishments
- Convenience Store
- Converted dwellings
- Craft Brewery
- Day care centres
- Dry cleaning and laundry depots
- Duplicating shops
- Emergency care establishments
- Existing dwellings
- Financial institutions
- Fire halls
- Food Store
- Funeral homes
- Grocery stores
- Hotels
- Institutions
- Laboratories
- Laundromats
- Libraries
- Lodging house class 2
- Medical/dental offices
- Offices
- Personal service establishments
- Places of Worship
- Police stations
- Post Office
- Private clubs
- Restaurants
- Restaurants
- Retail stores
- Schools
- Service and repair establishments
- Studios
- Taverns
- Video rental establishments



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