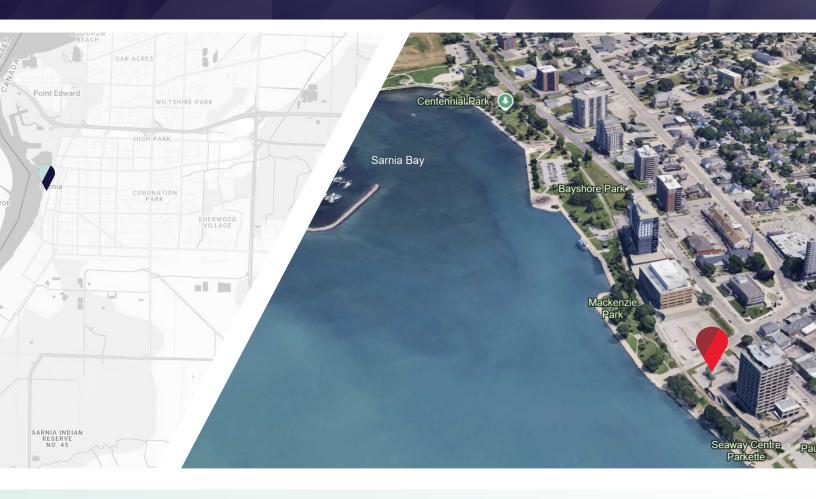


FOR SALE 201 FRONT STREET NORTH Sarnia, ON



PREMIER VACANT LAND DEVELOPMENT SITE

ASKING PRICE \$2,095,000

SITE AREA

0.654 ACRES

ZONINGD1

TYLER DESJARDINE

Sales Representative 519 438 5403 tyler.desjardine@cushwakeswo.com CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO 850 Medway Park Dr, Suite 201 London, Ontario N6G 5G6 www.cushwakeswo.com

ABOUT THE PROPERTY

Presenting a very rare opportunity to acquire a premier vacant development site along Front street north in downtown Sarnia, which overlooks the St. Clair River.

- **Dimensions:** 220.14 ftx109.53 ftx215.41 ftx154.13 ft
- Zoning: D1-1 Downtown Zone
- Taxes: \$11,900.20 (2025)
- Ideally suited for high-rise residential tower, mixeduse residential and commercial development, luxury condominiums or apartment rentals
- This site offers unparalleled potential for developers seeking to capitalize on Sarnia's vibrant downtown revitalization
- Bound to the south by the landmark First Sarnia Place, this site benefits from strong surrounding infrastructure, existing high-rise context, and a walkable, waterfront urban environment
- Note: The property is currently used for rental parking for the First Sarnia Place building. Parking rental income available until the site is developed
- Subject property a provision must be made to provide for and accommodate 30 parking spaces for the First Sarnia Place building













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