



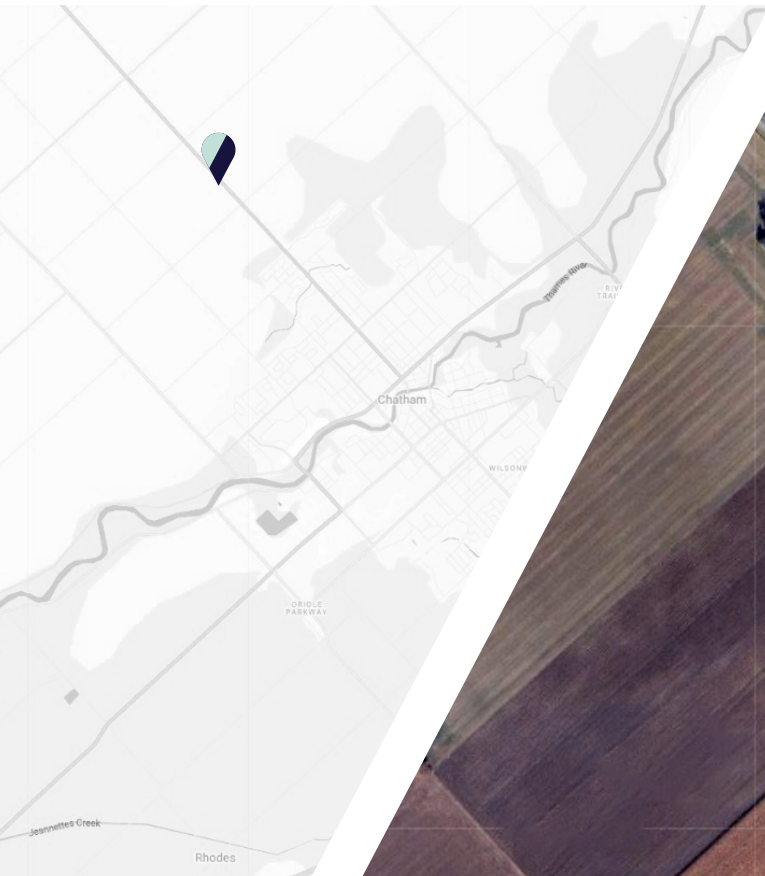
**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR SALE

24171 ST CLAIR STREET

Chatham, ON



VACANT LAND AVAILABLE IN CHATHAM ON

ASKING PRICE

\$120,000

SITE AREA

0.925 ACRES

ZONING

RHC

DAVID JONGERDEN

Sales Representative

519 438 9125

david.jongerden@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

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ABOUT THE PROPERTY

Vacant land available on St Clair St north of Pioneer Line.

- Zoning:** RHC (Rural Highway Commercial) - Permits a wide range of uses such as automotive repair, sales and service, public storage, restaurant, office, repair shop, wholesale and many others
- Taxes:** \$943.40 (2024)
- Property is contaminated and being sold “as is”
- Seller may discount sale price for remediation costs
- No access permitted on-site
- Seller is self-insuring and does not provide indemnification and insurance for anyone to enter the site. See realtor remarks for further instructions
- Contact listing agent for Confidentiality Agreement to view property documents including environmental information



PERMITTED USES RURAL HIGHWAY COMMERCIAL ZONE (RHC)		
Agricultural Service Establishment	Eating Establishment Take-out	Rental Establishment
Agricultural Supply Establishment	Furniture Store	Retail Store
Automobile Repair Shop	Gas Bar	Retail Store - Convenience
Automobile Sales and Service Establishment	Hotel/Motel	Service or Repair Shop
Automobile Service Station	Nursery	Service Trade Establishment
Dwelling Accessory	Office	Tavern
Eating Establishment	Public Storage	Wholesale Establishment
Eating Establishment Drive-in	Recreation Establishment	
https://www.chatham-kent.ca/business/planning/Documents/Zoning%20By-law%20216-2009.pdf		

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