

**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR SALE

80 KING STREET

Thorndale, ON



PRIME VACANT LAND DEVELOPMENT SITE

ASKING PRICE

\$2,995,000

SITE AREA

3.342 ACRES

ZONING

GC2-6

TYLER DESJARDINE

Sales Representative

519 438 5403

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CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
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ABOUT THE PROPERTY

Prime Vacant Land Development Site For Sale in Thorndale, ON. A Rare infill Development opportunity, just a few minutes east of London. Located directly on the northeast corner of King Street and Nissouri Road in Thorndale. The director of seller corporation is a registered Realtor. The property is being listed for sale upon Court consented settlements

- **Zoning:** General Commercial (GC2-6)
- **Taxes:** Approx. \$4,980.62 (2025)
- **Frontage**
 - » Approx. 350' along King Street
 - » Approx 494' along Nissouri Road
- 80 King Street address is just an approximate municipal address. Use the Legal description for any offers



GENERAL COMMERCIAL ZONING



PRIME CORNER LOCATION



EXCELLENT FRONTAGE ALONG TWO STREETS



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CONFIDENTIALITY AGREEMENT DETAILS

Upon the Purchaser executing a Confidentiality Agreement, Cushman & Wakefield Southwestern Ontario will provide the Purchaser access to a Confidential Data Room which will contain copies of relevant information which will include the following:

- Survey
- 2025 Final Tax Bill
- Zoning Information
- Old Site Plan Agreement



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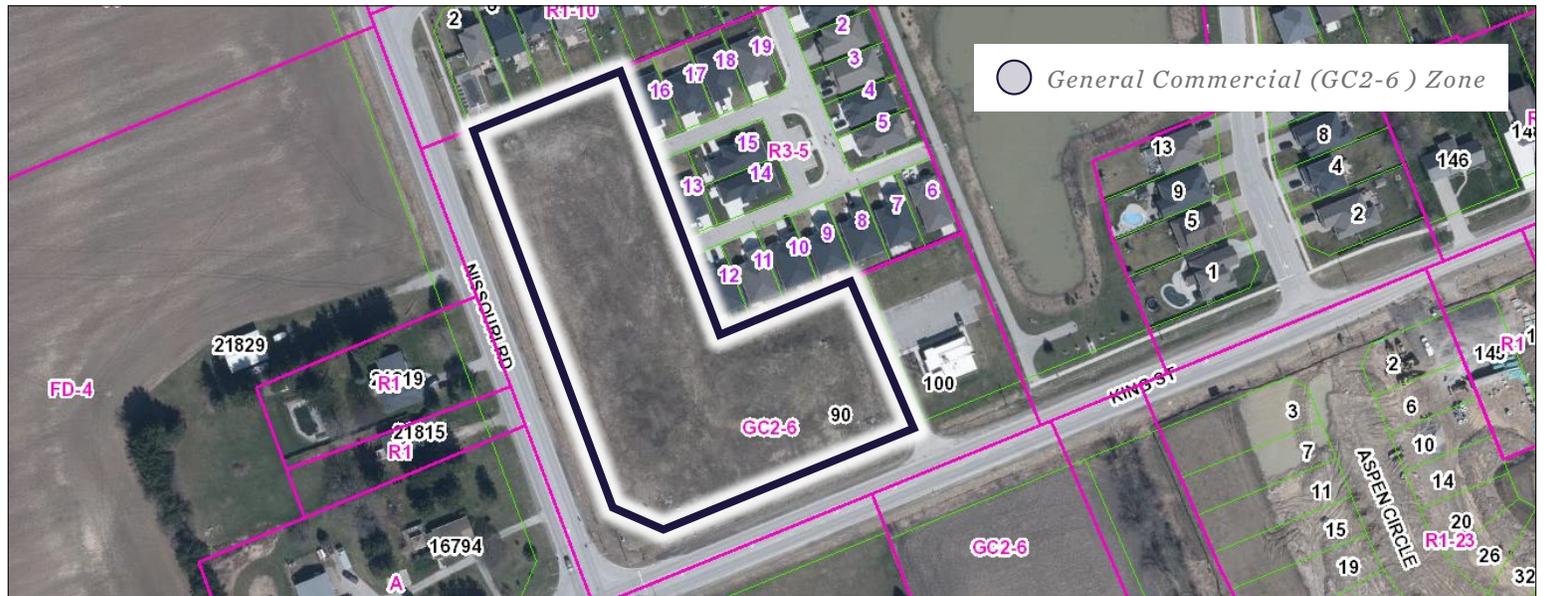
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ZONING MAP & PERMITTED USES



PERMITTED USES | GENERAL COMMERCIAL (GC2-6) ZONE

accessory dwelling unit in accordance with Subsection 14.4.1	community centre	food store	repair and rental establishment
art gallery	convenience store	hotel/motel	restaurant
assembly hall	data processing establishment	lodging house type 1	retail store
auto supply store	day nursery	museum	restaurant, coffee shop
bake shop	drive-through facility	office	studio
banquet hall	dry cleaner's distribution station	parking area or lot	tavern
brewing on premises establishment	duplicating shop	personal service establishment	theatre
caterer's establishment	film processing depot	pharmacy	veterinary clinic, small animal
clinic	financial institution	place of entertainment or amusement	club
florist shop		place of worship	

https://www.thamescentre.on.ca/media/wu2k5nag/tc_consolidatedzbl_april2025_.pdf

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