



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR SALE**

**92 TALBOT STREET WEST**

*Blenheim, ON*



## PRIME COMMERCIAL LAND

### ASKING PRICE

**\$750,000**

### SITE AREA

**0.504 ACRES**

### ZONING

**UC(CBD)**

**JAMESON LAKE**  
Sales Representative

519 438 8548

jameson.lake@cushwakeswo.com

**ANDREW JOHNSON**  
Sales Representative

519 438 8639

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**BRENT RUDELL**  
Broker of Record

519 438 5608

brent.rudell@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
**SOUTHWESTERN ONTARIO**  
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London, Ontario N6G 5G6  
**[www.cushwakeswo.com](http://www.cushwakeswo.com)**

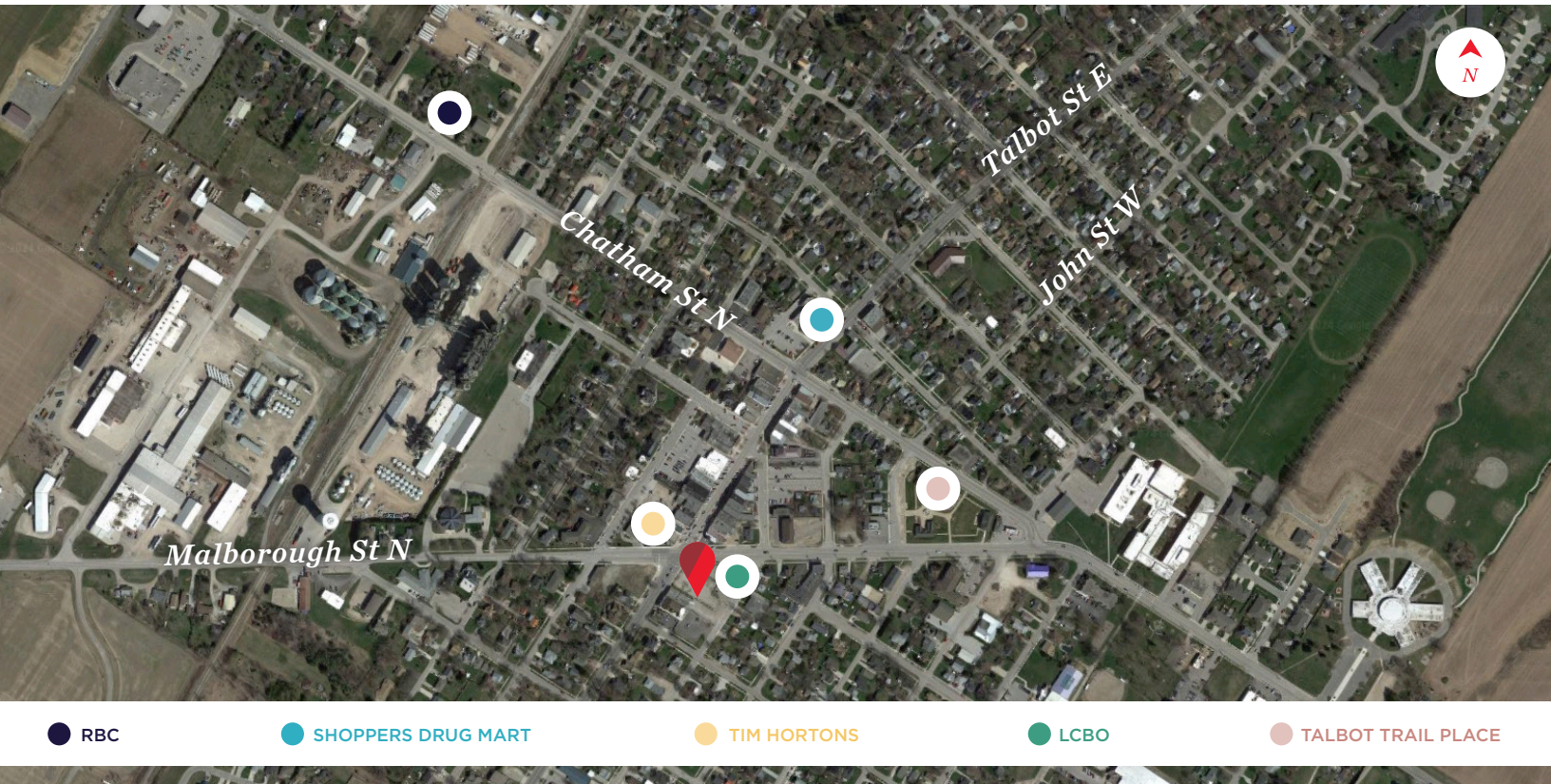
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# ABOUT THE PROPERTY

Corner site for sale situated within an established retail node in Blenheim, Ontario. The property benefits from high visibility as well as a steady flow of foot and vehicle traffic. Strategically positioned with convenient access to major thoroughfares.

SITE AREA
0.504 Acres
ZONING
UC(CBD) Central Business District Permits a wide range of uses maximizing site potential (see permitted uses on page 4)
PROPERTY TAXES
\$5,076.05 (2023)




-  RBC
-  SHOPPERS DRUG MART
-  TIM HORTONS
-  LCBO
-  TALBOT TRAIL PLACE

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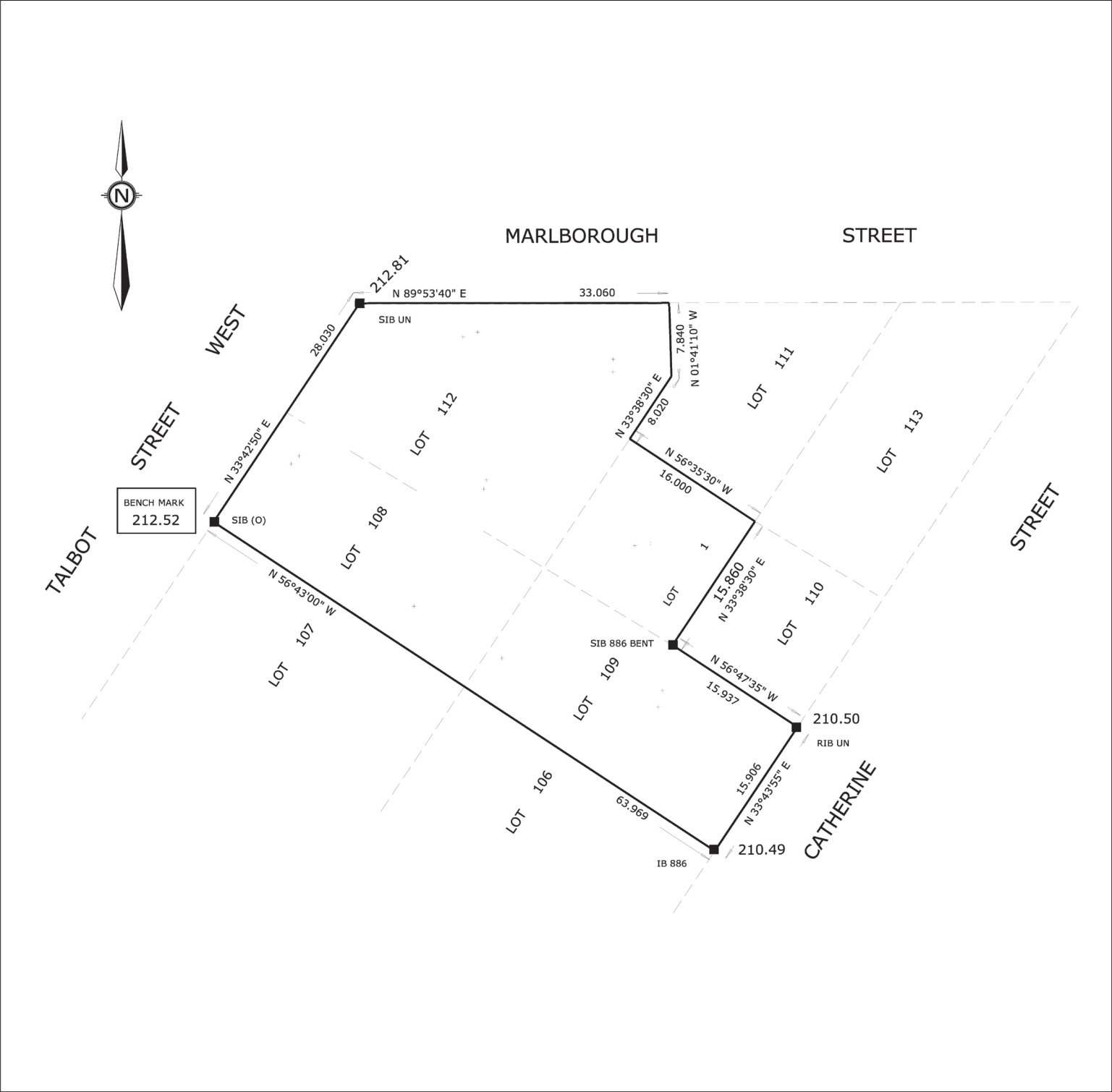
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# SITE SURVEY



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# PERMITTED USES

## UC(CBD) CENTRAL BUSINESS DISTRICT

Adult Secondary School	Commercial School	Personal Service Establishment
Apartment Dwelling	Cultural Facility	Pet Shop
Assembly Hall	Department Store Type Merchandise (DSTM)	Post-Secondary School
Bake Shop	Dry Cleaning Establishment	Print Shop
Bank/Financial Institution	Eating Establishment	Rental Establishment
Beer/Liquor Store	Eating Establishment – Take Out	Retail Store
Bus Depot	Funeral Home	Retail Store - Convenience
Call Centre	Furniture Store	Service or Repair Shop
Child Care Centre	Hotel	Service Trade Establishment
Church	Mixed Use Commercial/Residential Building	Shopping Centre
Clinic	Office	Supermarket
Club, Private	Parking Area	Tavern
Commercial Entertainment and Recreational Establishment	Parking Lot	Temporary Care Facility

<https://www.chatham-kent.ca/localgovernment/bylaws/Documents/Zoning%20By-law%202016-2009.pdf>

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