



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

andrew.johnson@cushwakeswo.com

BRENT RUDELL

Broker of Record
519 438 5608

brent.rudell@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

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

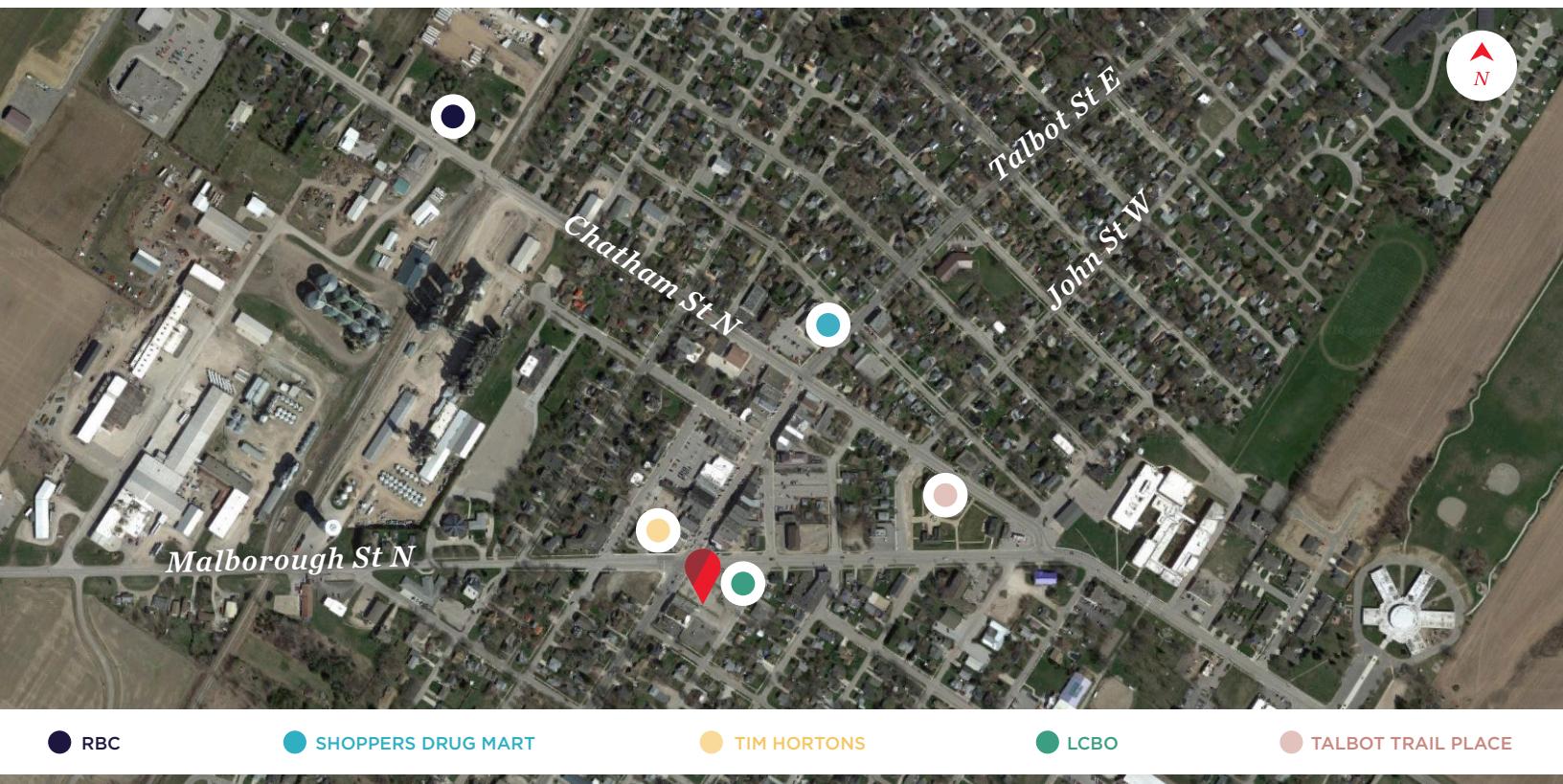
ZONING

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)



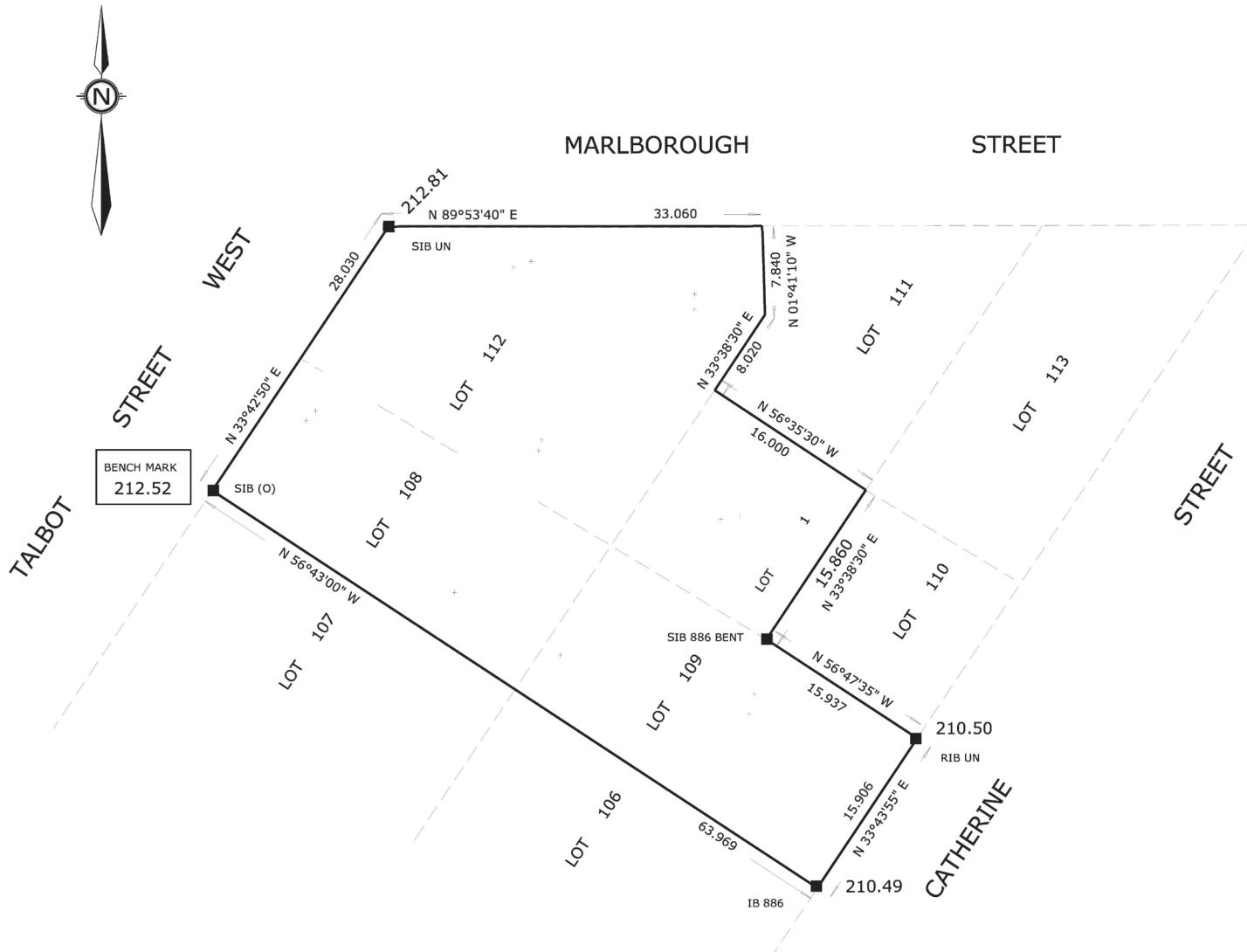
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SITE SURVEY



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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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