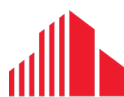
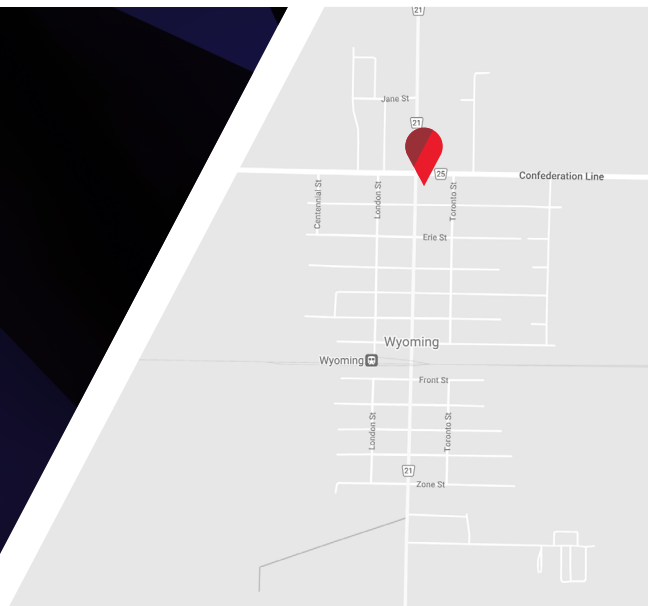




FOR SALE | VACANT LAND AVAILABLE

Asking Price: \$269,000 | **Site Size:** 0.416 ACRES

717
BROADWAY STREET
WYOMING, ON



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$269,000

PROPERTY HIGHLIGHTS

Rare opportunity to purchase a vacant corner lot with potential for redevelopment. This property boasts excellent accessibility, making it a prime location for a variety of redevelopment projects. The land is primarily flat, simplifying the construction process and reducing site preparation costs.

- **Site Area:** Approx. 0.416 acres
- **Zoning:** Highway Commercial (C2)
 - * The existing commercial zoning allows for several different uses including but not limited to: convenience store, laundromat, clinic, office and more (see the following page for details)
- **Taxes:** \$1,829 (2024)
- The parcel is surrounded by residential homes and is conveniently located near Holy Rosary Catholic Primary School
- Located approximately 20 kilometers from Sarnia, ON and situated one of the main intersections in Wyoming - this intersection is scheduled to receive a traffic light in 2024 (with a two-way stop sign currently servicing the intersection)



STRATEGICALLY LOCATED

On a main intersection in Wyoming, ON



COMMERCIAL ZONING

Permits a wide range of uses



REDEVELOPMENT POTENTIAL

Primarily flat land simplifying the construction process



CORNER LOT

Providing enhanced exposure from multiple directions

DAVID JONGERDEN

Sales Representative

519 438 9125

david.jongerden@cushwakeswo.com

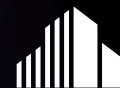
CUSHMAN & WAKEFIELD

SOUTHWESTERN ONTARIO

850 Medway Park Dr, Suite 201

London, Ontario N6G 5C6

www.cushwakeswo.com



CUSHMAN & WAKEFIELD

Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

PERMITTED USES

HIGHWAY COMMERCIAL 2 (C2) ZONE

Agricultural Implement Sales Establishment	Dry Cleaning Establishment	Motor Vehicle Service Establishment
Agricultural Service Establishment	Funeral Home	Motor Vehicle Repair Establishment
Animal Hospital	Garden Centre	Motor Vehicle Washing Establishment
Auction Hall	Gas Bar	Office
Bake Shop	Golf Driving Tee or Range	Parking Lot
Bakery	Golf Course, Miniature	Personal Service Establishment
Building or Contracting Establishment	Health/Recreational Facility	Place of Entertainment
Building Supply Establishment	Hotel	Private Club
Church	Laundromat	Restaurant
Clinic	Lumber Yard	Restaurant, Drive-In
Commercial Recreation Establishment	Marina	Service and Repair Shop
Commercial Storage	Marine Sales and Service Establishment	Travel Trailer Sales Establishment
Convenience Store	Motel	b) One Accessory Dwelling Unit: Existing Single Detached Dwellings
Day Nursery	Motor Vehicle Sales Establishment	c) Buildings, Structures and Uses Accessory to a Permitted Use

<https://www.plympton-wyoming.com/en/municipal-office/resources/Planning-Applications/Plympton-Wyoming-Zoning-Bylaw-March-2023-with-maps.pdf>

DAVID JONGERDEN

Sales Representative

519 438 9125

david.jongerden@cushwakeswo.com

CUSHMAN & WAKEFIELD

SOUTHWESTERN ONTARIO

850 Medway Park Dr, Suite 201

London, Ontario N6G 5C6

www.cushwakeswo.com



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance.

This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

PROPERTY IMAGES



DAVID JONGERDEN
Sales Representative
519 438 9125
david.jongerden@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

 **CUSHMAN &
WAKEFIELD**
Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.