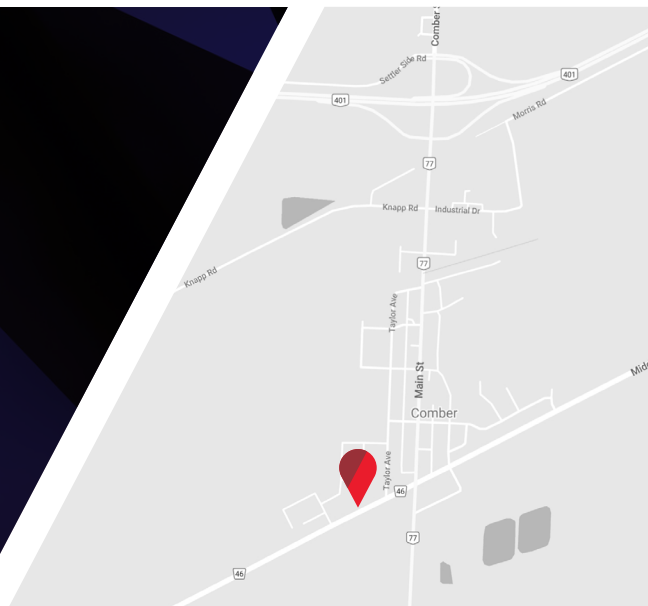




FOR SALE | VACANT LAND AVAILABLE

Asking Price: \$465,000 | Site Size: 1.084 ACRES

6114
COUNTY ROAD 46
LAKESHORE, ON



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$465,000

PROPERTY HIGHLIGHTS

Rare opportunity to purchase vacant commercial land with the potential for various development options. This property boasts excellent accessibility, making it a prime location for a variety of uses. The land is flat and clear, simplifying the construction process and reducing site preparation costs.

- **Site Area:** Approx. 1.084 acres
- **Zoning:** Service Commercial (CS)
 - * The existing commercial zoning allows for several different uses including but not limited to: convenience store, office, laundromat, pharmacy and more (see the following page for details)
- **Taxes:** \$2,257.47 (2025)
- The property is bordered by residential homes to the west and north, and the “Tilbury Steel” warehouse to the east, with farmland situated across the street
- The site is brownfield and may require remediation depending on end use.
- The seller is selling “as is” and will make concessions on sale price to account for the cost of remediation
- Municipal Water, Sanitary Sewer and Storm Sewer run in front of property
- In close proximity to major highways, including Hwy 401



STRATEGICALLY LOCATED

Benefiting from high traffic exposure



COMMERCIAL ZONING

Allowing a variety of uses



REDEVELOPMENT POTENTIAL

Flat and clear land simplifying the construction process



EXCELLENT HWY ACCESS

In close proximity to major highways including Hwy 401

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

SERVICE COMMERCIAL (CS)

Accessory dwelling unit(s) in combination with a non-residential use	Financial institution	Recreational vehicle sales, service and storage establishment
Animal clinic	Fitness centre	Retail establishment, convenience
Auction establishment	Funeral home	Service and repair establishment
Automobile rental establishment	Hotel	Shopping centre
Automobile repair establishment	Laundromat	Supermarket
Automobile sales and service establishment	Motel	Taxi establishment
Automobile service station	Nursery and garden store	Bus terminal
Automobile washing establishment, automatic	Personal service shop	Office
Building supply outlet	Pharmacy	Service trade establishment
Commercial school	Place of entertainment	Studio
Dry cleaning	Printing establishment	Wholesale establishment
Eating establishment	Retail establishment	Medical office

<https://www.lakeshore.ca/en/business-and-development/resources/Documents/Zoning-By-law/Lakeshore-Zoning-By-law-2-2012---updated-Dec-2-2019.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.