



FOR SALE | VACANT LAND AVAILABLE
Asking Price: \$100,000 | Site Size: 0.46 ACRES

1027
DUFFERIN AVENUE
WALLACEBURG, ON



**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

ASKING PRICE: \$100,000

PROPERTY HIGHLIGHTS

Opportunity to purchase a vacant lot with potential for a variety of redevelopment projects. Situated on Dufferin Avenue, a primary arterial road in Wallaceburg, ON this property boasts excellent visibility and accessibility offering convenient access to essential amenities, public transportation, and major transportation routes.

- **Site Area:** Approx. 0.46 acres
- **Taxes:** \$2,339.36 (2024)
- **Zoning:** Highway Commercial First Density UC(HC1)
 - * The existing zoning allows for several different uses including but not limited to: mixed use commercial/residential building, laundromat, clinic, office and more (see the following page for details)
- Strategically located in the heart of Wallaceburg, ON minutes away from the downtown area
- Centrally positioned in Southwestern Ontario the parcel is approximately 25 minutes from Chatham, ON providing appeal for both local residents and commuters



STRATEGICALLY LOCATED

On a primary arterial road in Wallaceburg, ON



COMMERCIAL ZONING

Permits a wide range of uses



REDEVELOPMENT POTENTIAL

Permitted uses include mixed use commercial/residential building



EXCELLENT ACCESSIBILITY

Including Hwy 40, connecting the parcel to larger urban centres

DAVID JONGERDEN

Sales Representative

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CUSHMAN & WAKEFIELD

SOUTHWESTERN ONTARIO

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PERMITTED USES

UC(HC1) HIGHWAY COMMERCIAL FIRST DENSITY

Adult Secondary School	Clinic, Veterinary	Office
Agricultural Service and Supply Establishment	Club, Private	Personal Service Establishment
Assembly Hall	Commercial Entertainment and Recreational Establishment	Pet Shop
Automobile Repair Shop	Commercial School	Print Shop
Automobile Sales and Service Establishment	Contractor's Yard	Public Storage
Automobile Service Station	Cultural Facility	Rental Establishment
Bake Shop	Dry Cleaning Establishment	Retail Store
Bank/Financial Institution	Eating Establishment	Retail Store - Convenience
Beer/Liquor Store	Eating Establishment - Take Out	Service or Repair Shop
Builder's Supply Yard	Funeral Home	Service Trade Establishment
Call Centre	Furniture Store	Tavern
Car Wash, Automatic	Gas Bar	Taxi Establishment
Car Wash, Manual	Hotel/Motel	Temporary Care Facility
Child Care Centre	Laundromat	Warehouse
Church	Mixed Use Commercial/Residential Building	Wholesale Establishment
Clinic	Nursery	

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

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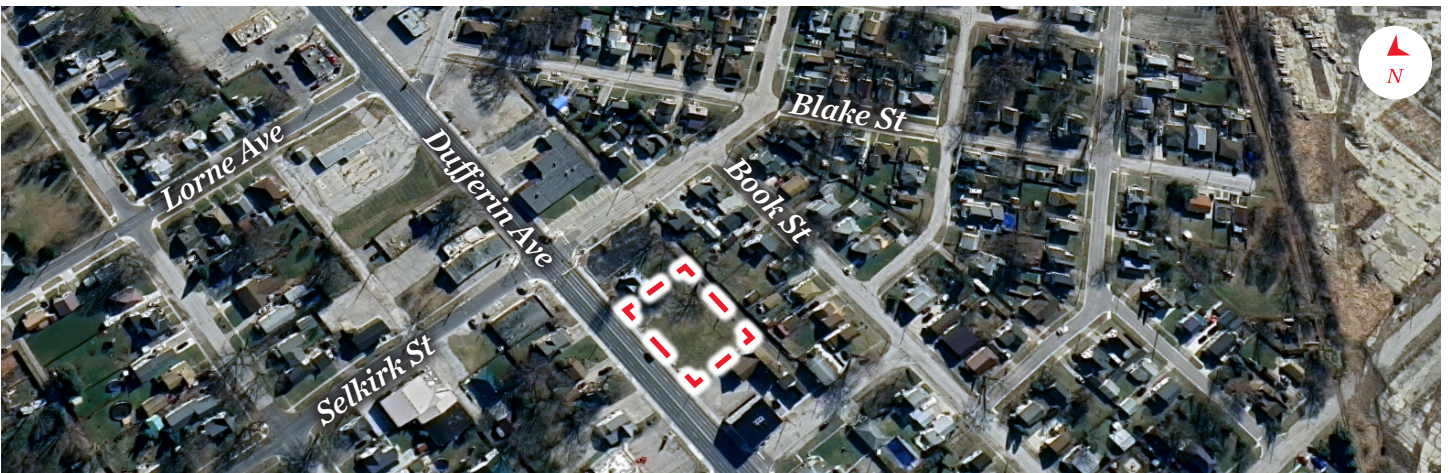
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PROPERTY IMAGES



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