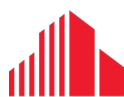
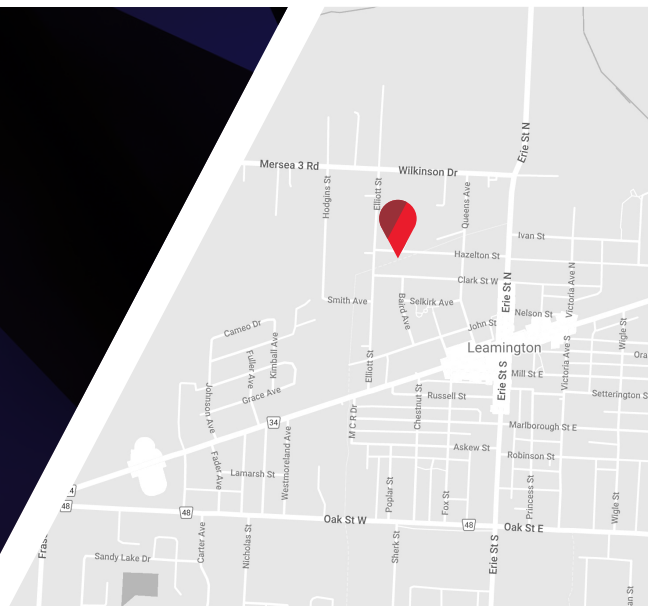




FOR SALE | VACANT LOT WITH POTENTIAL FOR REDEVELOPMENT
Asking Price: \$100,000 | Site Size: 0.205 ACRES

60 HAZELTON STREET LEAMINGTON, 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. This property offers excellent visibility and accessibility, with convenient access to key amenities, public transit, and major transportation routes. Situated just 2 minutes from downtown Leamington and near the central business district, it is an ideal location for businesses seeking a prime development site.

- **Site Area:** Approx. 0.205 acres
- **Taxes:** \$2,185 (2024)
- **Zoning:** Industrial Medium and Heavy Zone (M2)
 - * The existing zoning allows for several different uses including but not limited to: facilities for warehousing or storage uses, offices, retail stores, laboratories (see the following page for details)
- Strategically located in close proximity to Hwy 3, offering easy access to Windsor, Detroit, and other major urban centres, making the property well-suited for logistics, distribution, or industrial use



STRATEGICALLY LOCATED

2 Minutes to downtown Leamington



INDUSTRIAL ZONING

Permits a wide range of uses



REDEVELOPMENT POTENTIAL

Permitted uses include facilities for warehousing, offices and retail



EXCELLENT ACCESSIBILITY

In close proximity to Hwy 3, easy access to Windsor and Detroit

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



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Southwestern Ontario

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ZONING DETAILS

INDUSTRIAL MEDIUM AND HEAVY ZONE (M2)

PERMITTED USES

Automotive uses consisting of automobile body shops and impound yards, tire repair shops	Truck or transport terminals, only where there is a permanent building and office provided in addition to loading, unloading, storage and parking
Sales and rental facilities for building supplies, lumber, bulk goods, equipment, communication	Facilities for warehousing or storage uses
Yard and shop facilities for contractors, tradesman shops, fishing and fish processing, machinists or welders, public utilities; appliance and machinery repairs	Accessory uses including, offices, showrooms, merchandising centres and retail stores or wholesale outlets, cafeterias
Facilities for light manufacturing including asphalt and concrete batching plants, heavy manufacturing, laboratories	Outside storage, in accordance with 4.37 of this By-law

BUILDINGS & OTHER STRUCTURES

Buildings and structures for the permitted uses	Accessory buildings and structures for the permitted uses, in accordance with subsection 4.1 of this By-law
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https://ic9.esolg.ca/11140380_Leamington/en/municipal-services/resources/Zoning-By-law.pdf#page=196

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PROPERTY IMAGES



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