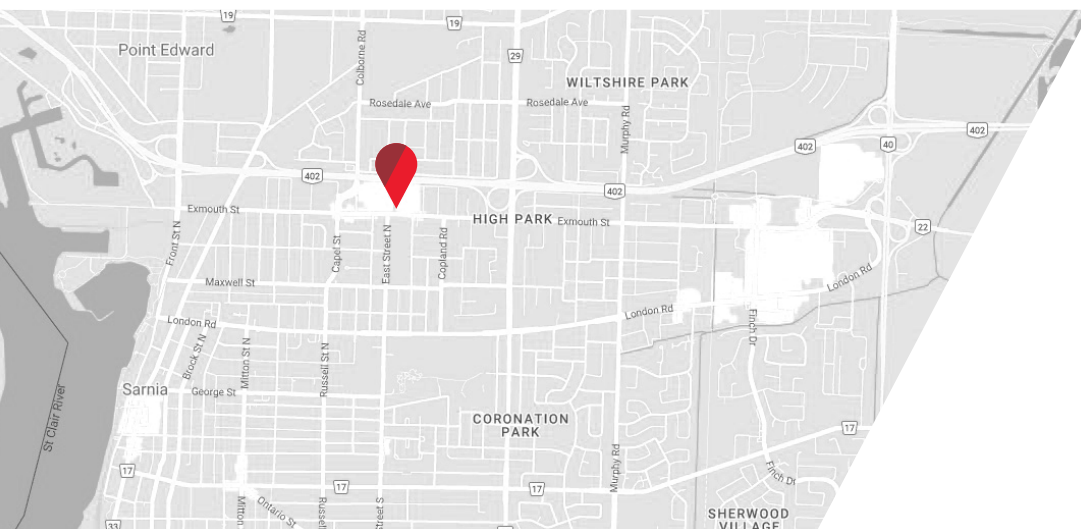




PRIME RESIDENTIAL DEVELOPMENT SITE | **FOR SALE**

# 530-540 EXMOUTH STREET

*Sarnia, ON N7T 5R4*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

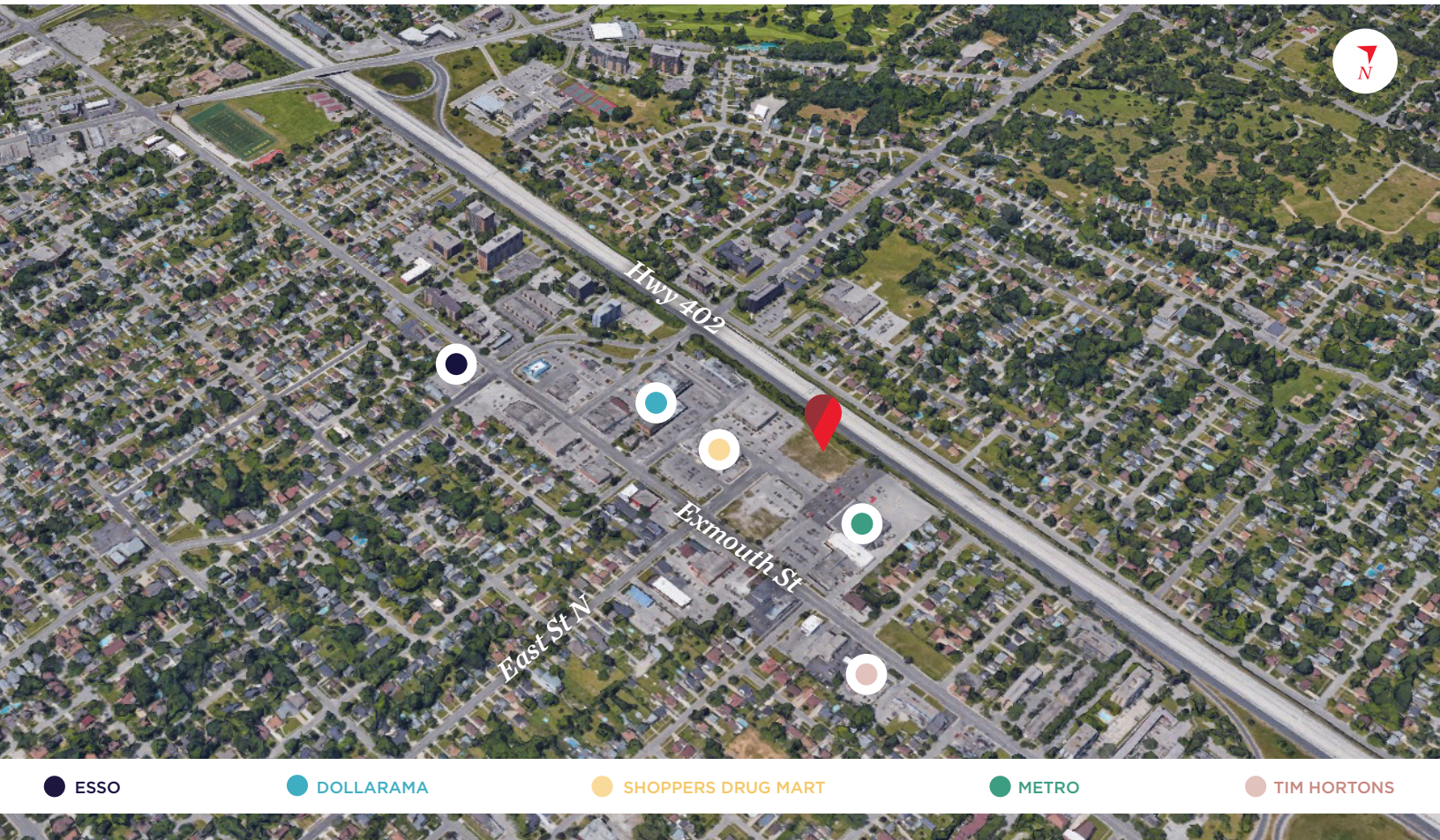


ASKING PRICE: CONTACT L.A.

# PROPERTY HIGHLIGHTS

Prime residential development site for sale in Sarnia, ON. Located directly on Exmouth St just east of Colborne Rd and beside Shoppers Drug Mart.

- **Site Area:** Approx. 9.851 Acres
- **Taxes:** \$31,519.28 (2023)
- **Zoning:** GC1
- Currently in the process of being zoned and approved to permit a new residential high-rise
- Relatively Flat / Square Site
- A rare infill development/investment opportunity
- High density residential development, two towers of 23 stories each, with a total of approx. 870 units
- Seller willing to hold mortgage at low rate for qualified buyers
- North Tower: 530 Exmouth:
  - » 456 units
  - » 577 parking spaces
- South Tower: 540 Exmouth:
  - » 414 units
  - » 524 parking spaces
- The property is located just down the street from Schools, parks, shopping, and other amenities in the immediate area



**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

[tyler.desjardine@cushwakeswo.com](mailto:tyler.desjardine@cushwakeswo.com)

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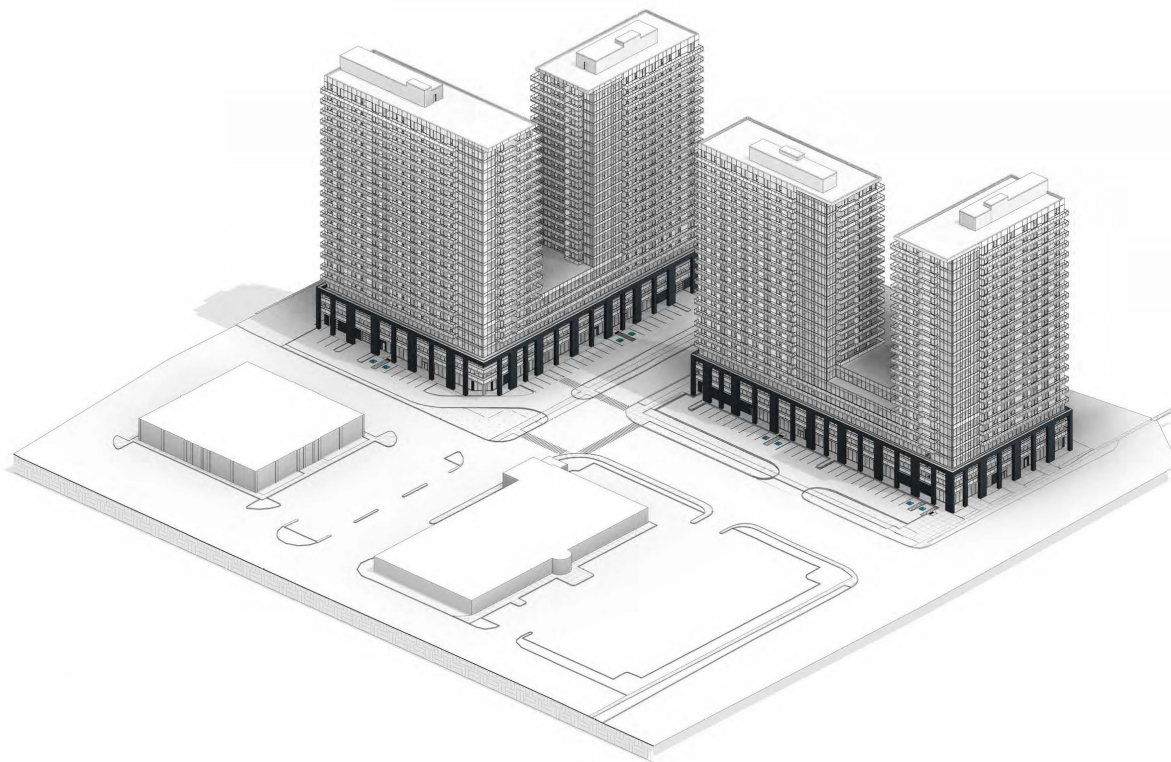
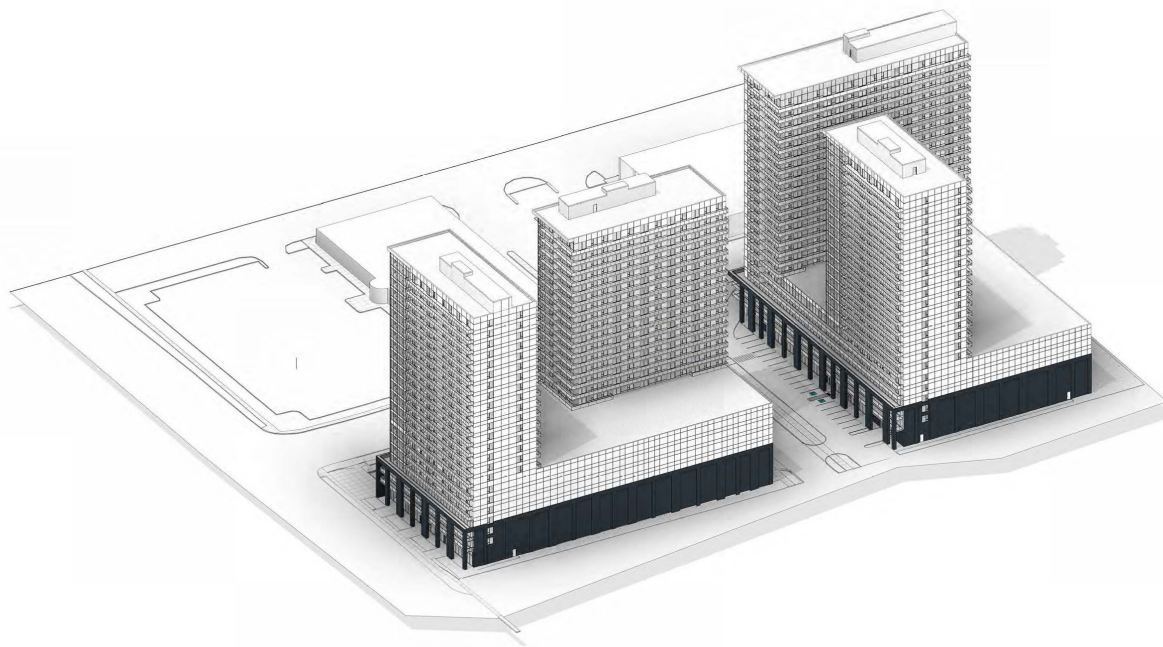
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# RENDERINGS



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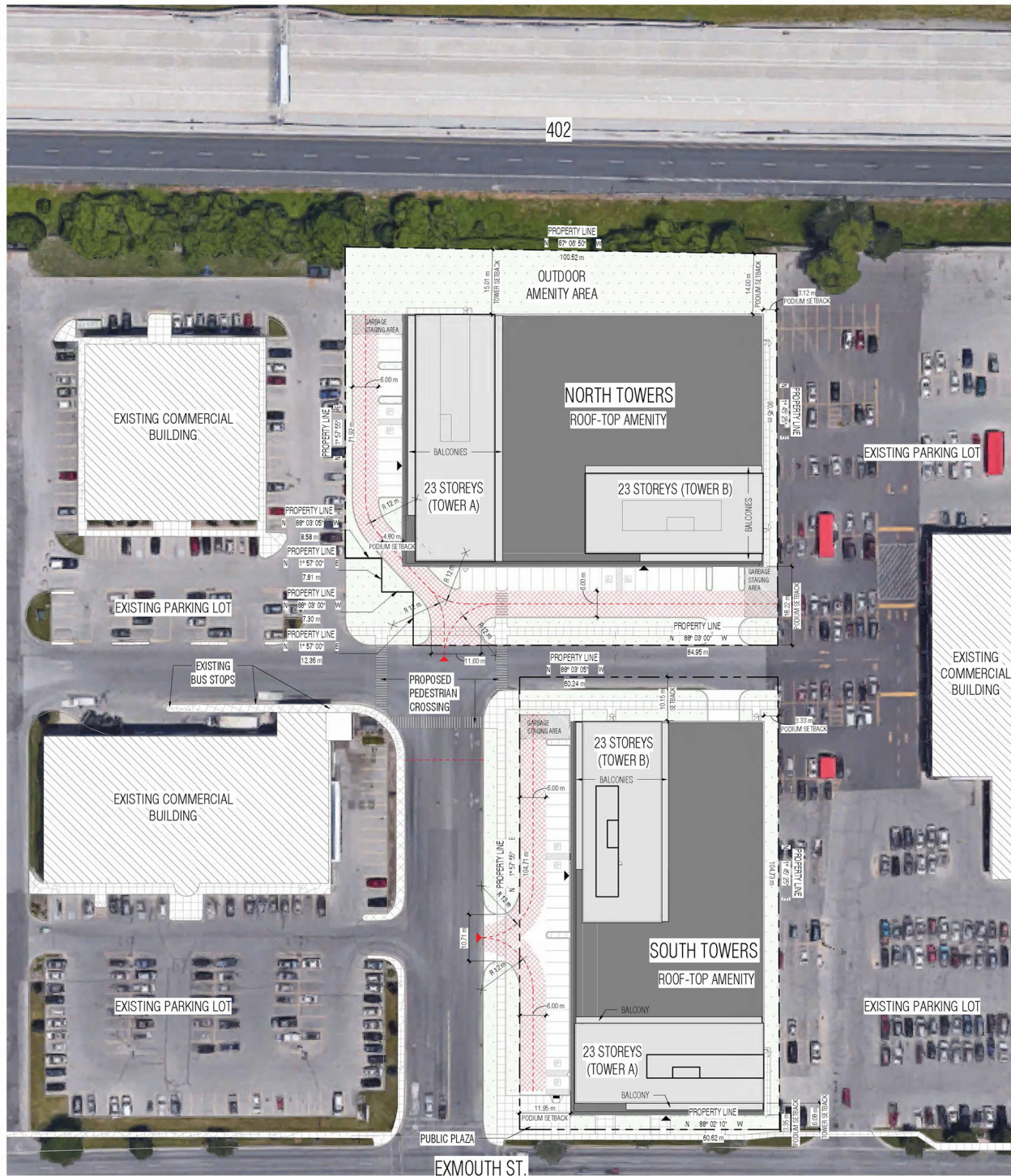
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# SITE PLAN



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