



**FOR SALE | PRIME RESIDENTIAL DEVELOPMENT SITE**

**Asking Price: \$4,700,000 | Site Area: 5.705 ACRES**

**1442 Highbury  
Avenue North**

*London, ON N5Y 5N6*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario



ASKING PRICE: \$4,700,000

# PROPERTY HIGHLIGHTS

Prime 5.7 acre residential development site in northeast London. Excellent infill development opportunity for builders and investors on Highbury Ave N, just south of Kilally Rd. Subject property is surrounded by existing and future medium density residential lands (e.g. R4, R5, R6). Growing area and high-demand location for residential development, with greenspace, existing/future residential, schools, retail and other amenities in the immediate area surrounding the property.

- **Site Area:** 5.705 Acres
- **Zoning:** UR1
- **Property Taxes:** \$5,065.47 (2024)



Permitted Uses   Urban Reserve (UR1) ZONE	
Existing dwellings	Agricultural uses except for mushroom farms, commercial greenhouses livestock facilities and manure storage facilities
Conservation lands	Managed woodlot
Wayside pit	Passive recreation use
Farm Gate Sales (Z.-1-192806)	
<a href="https://london.ca/sites/default/files/2021-11/Zoning%20By-law%20Section%2049.pdf">https://london.ca/sites/default/files/2021-11/Zoning%20By-law%20Section%2049.pdf</a>	

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