

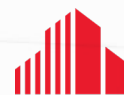


**FOR SALE** | VACANT LAND AVAILABLE

**Asking Price:** \$100,000 | **Site Size:** 0.556 ACRES

# 84 QUEEN STREET NORTH

*Tilbury, ON N0P 2L0*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

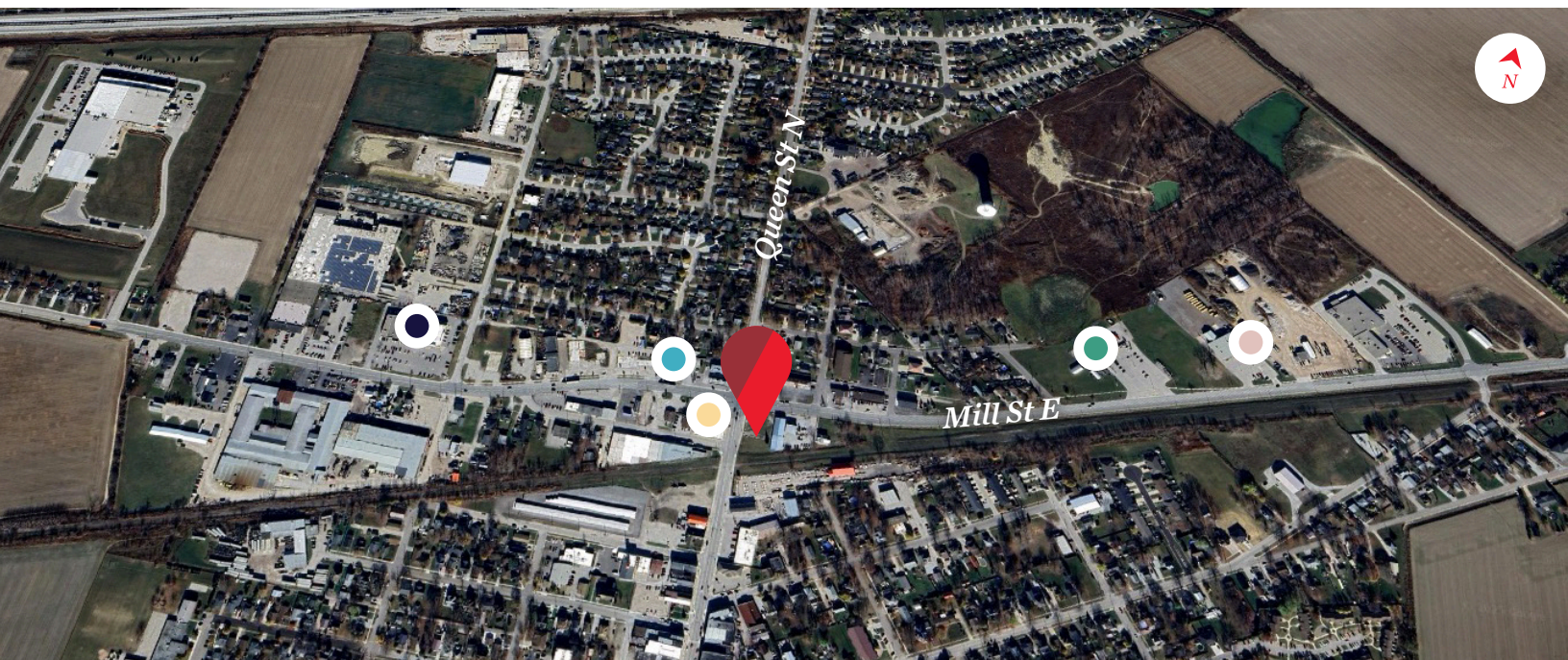


ASKING PRICE: \$100,000

## PROPERTY HIGHLIGHTS

The site is flat and cleared and fenced. 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. Seller makes no representation as to servicing. No access permitted on-site.

- **Total Site Area:** Approx. 0.556 acres
- **Zoning**
  - \* **UC(HC1) Highway Commercial First Density** - Permits automotive uses, contractors yard, service or repair shop and a variety of others
- \* **Taxes:** 4,244.58 (2024)
- Seller is self insuring and does not provide indemnification and insurance for anyone to enter the site
- In close proximity to Highway 401 interchange



● SHOPPERS DRUG MART    ● TIM HORTONS    ● RBC    ● CANADIAN TIRE    ● RONA SAUVE'SHOME CENTRE/TILBURY

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 **CUSHMAN & WAKEFIELD**  
Southwestern Ontario

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