



FOR SALE | PRIME DEVELOPMENT SITE/VACANT LAND
Asking Price: \$3,650,000 | Site Size: Approx. 0.965 Acres

1553 HYDE PARK ROAD

London, ON



**CUSHMAN &
WAKEFIELD**

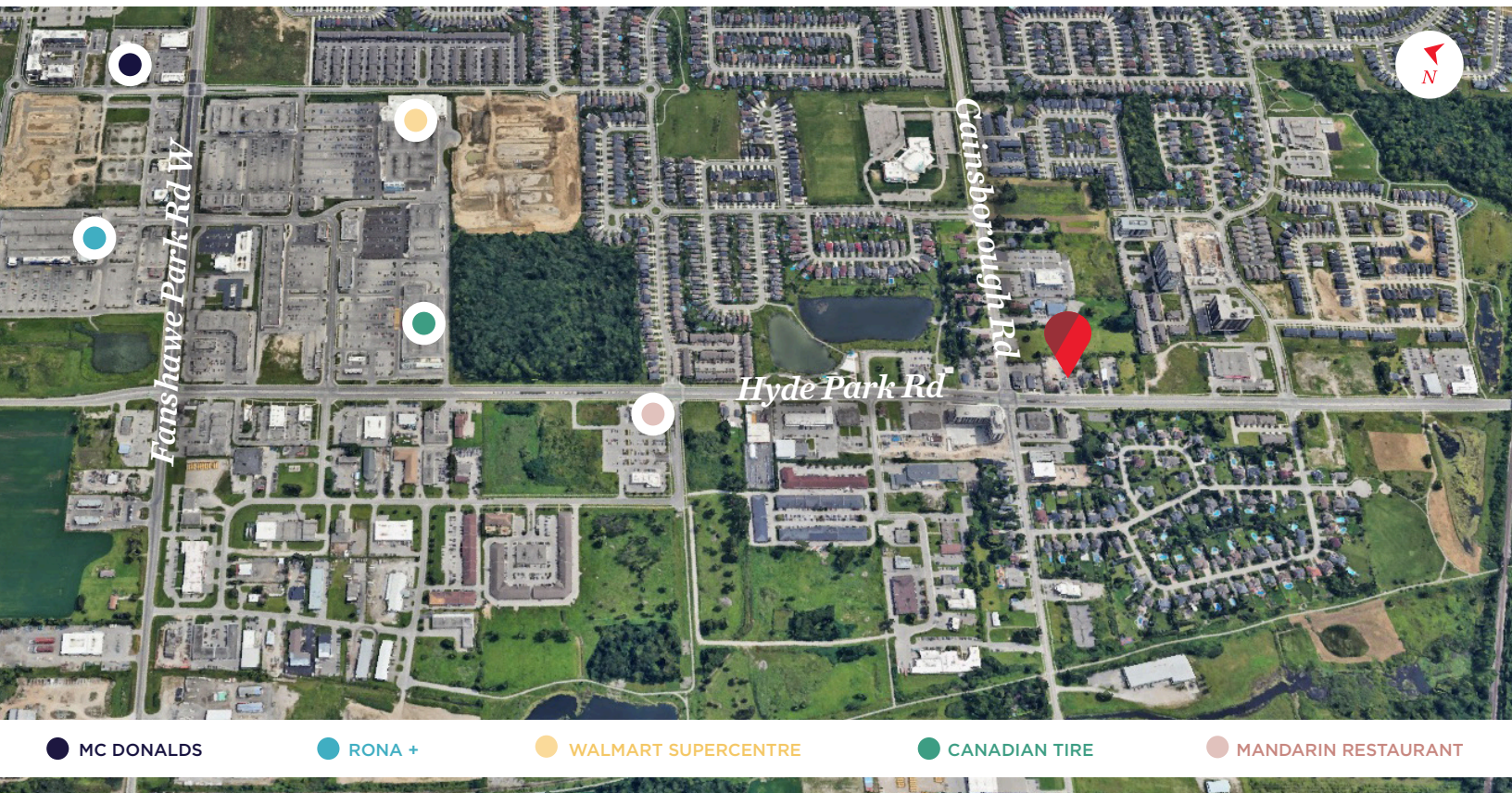
Southwestern Ontario

ASKING PRICE: \$3,650,000

PROPERTY HIGHLIGHTS

Prime development site/vacant land site available for sale in northwest London.

- **Site Area:** Approx. 0.965 Acres
- **Zoning:** h-8*h-108*BDC1/BDC2 - Permits a wide range of uses
- **Taxes:** Approx. \$18,079.83 (2024)
- In a rapidly growing residential and commercial node in London
- This vibrant location offers a perfect blend of commercial and residential potential, ideal for higher density commercial/residential development
- The proposed 6-storey mixed-use building, featuring 70 residential units with approx. 8,900 SF of ground-floor commercial space
- Ideal property size and location to build your own building and or your own mixed-use residential/commercial building or retirement home or medical facility
- Located just down the street from Canadian Tire, Walmart, Golf Town, Rona, Mandarin Restaurant, Winners, Marshalls, Homesense, Gap, Sportchek, Rexall etc.
- Existing tenant/owner would potentially entertain leasing back the existing buildings until redevelopment of the site occurs



● MC DONALDS

● RONA +

● WALMART SUPERCENTRE

● CANADIAN TIRE

● MANDARIN RESTAURANT

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