

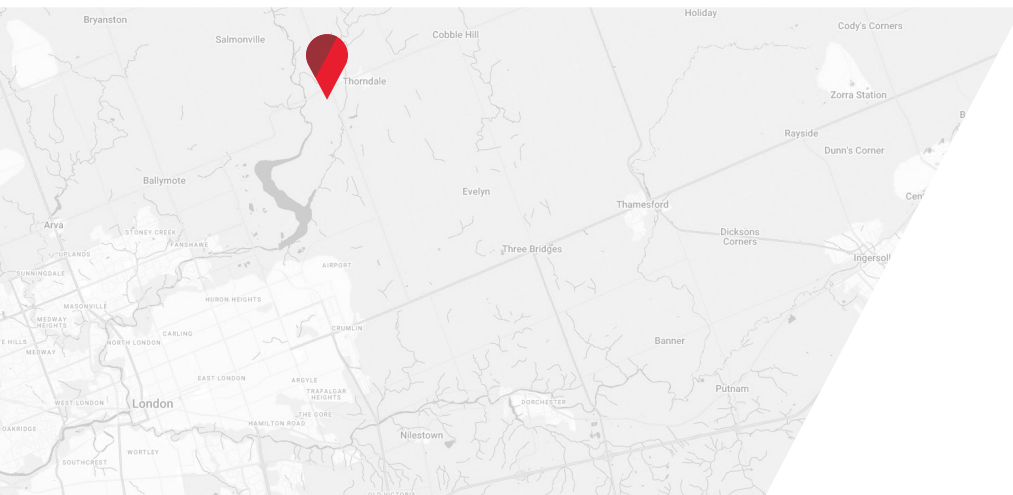


FOR SALE | PRIME VACANT LAND DEVELOPMENT SITE

Asking Price: \$3,325,000 | Site Area: 3.342 Acres

**80
KING STREET**

Thorndale, ON



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$3,325,000

PROPERTY HIGHLIGHTS

Prime 3.34 acre vacant land development site in Thorndale, Ontario. Located directly on the northeast corner of King Street and Nissouri Road, in a quickly growing town. Property is being listed upon a court consented settlement. The director of the seller corporation is a registered Realtor. Confidentiality agreement available for access to full due diligence package.

- **Site Area:** Approx. 3.34 Acres
- **Taxes:** Approx. \$4,900.32 (2025)
- **Zoning:** General Commercial GC2-6 (see page 4 for permitted uses)
- **Frontage:**
 - » Approx. 350' along King Street
 - » Approx 494' along Nissouri Road
- Relatively flat/L-shaped site



**GENERAL
COMMERCIAL ZONING**



**PRIME CORNER
LOCATION**



**EXCELLENT FRONTAGE
ALONG TWO STREETS**



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CONFIDENTIALITY AGREEMENT DETAILS

Upon the Purchaser executing a Confidentiality Agreement, Cushman & Wakefield Southwestern Ontario will provide the Purchaser access to a Confidential Data Room which will contain copies of relevant information which will include the following:

- Survey
- 2025 Final Tax Bill
- Zoning Information
- Old Site Plan Agreement



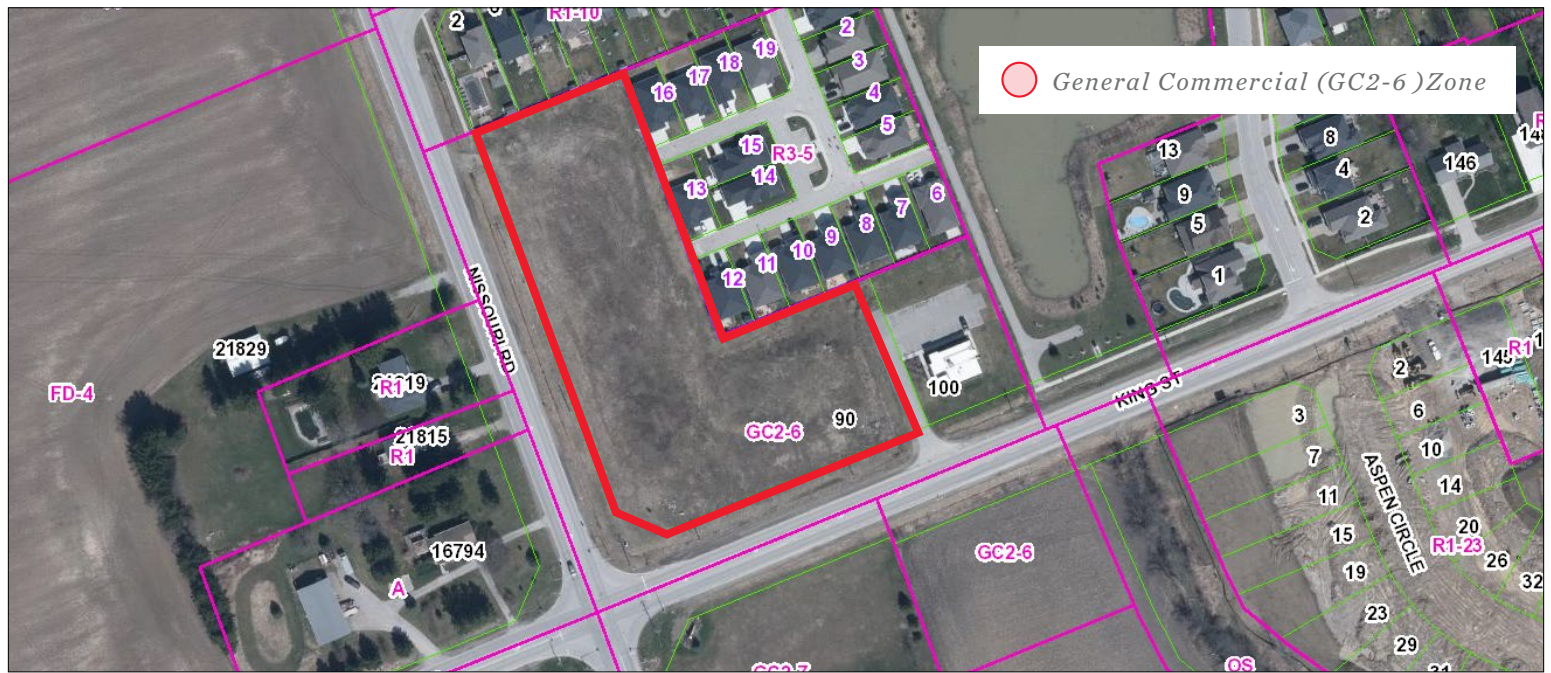
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ZONING MAP & PERMITTED USES



PERMITTED USES | GENERAL COMMERCIAL (GC2-6) ZONE

accessory dwelling unit in accordance with Subsection 14.4.1	community centre	food store	repair and rental establishment
art gallery	convenience store	hotel/motel	restaurant
assembly hall	data processing establishment	lodging house type 1	retail store
auto supply store	day nursery	museum	restaurant, coffee shop
bake shop	drive-through facility	office	studio
banquet hall	dry cleaner's distribution station	parking area or lot	tavern
brewing on premises establishment	duplicating shop	personal service establishment	theatre
caterer's establishment	film processing depot	pharmacy	veterinary clinic, small animal
clinic	financial institution	place of entertainment or amusement	club
florist shop		place of worship	

<https://www.thamescentre.on.ca/sites/default/files/2024-04/GC.pdf>

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