



FOR SALE

RARE OPPORTUNITY TO ACQUIRE A PREMIER VACANT DEVELOPMENT SITE

201

FRONT STREET NORTH

Sarnia, Ontario

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**CUSHMAN &
WAKEFIELD**

Southwestern Ontario



201

FRONT STREET N.

Sarnia, Ontario

Located in the heart of downtown Sarnia, this site is steps away from the St. Clair River, offering scenic waterfront views and easy access to local amenities. This site offers unparalleled potential for developers seeking to capitalize on Sarnia's vibrant downtown revitalization.

SITE AREA	0.654 acres
ZONING	D1-1 (Downtown)
ASKING PRICE	\$2,095,000
TAXES (2025)	\$11,900.20

PROPERTY FEATURES



Prime infill development opportunity in one of Sarnia's most desirable locations



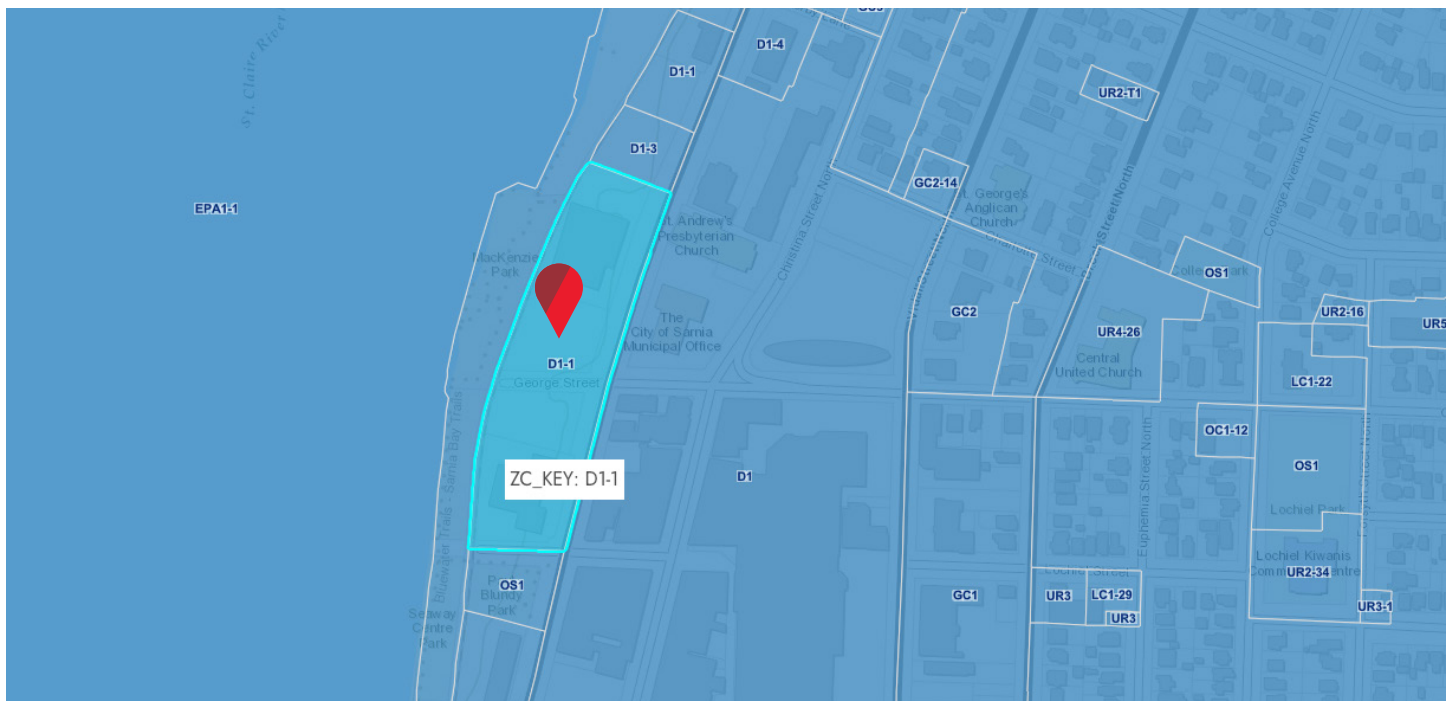
Ideally suited for high-rise residential tower, mixed-use residential & commercial, luxury condominiums or apartment rentals



The property is currently used for rental parking for the First Sarnia Place Building (parking rental income available until Site is developed)

NOTE: On the Subject Property, a provision must be made to provide for and accommodate 30 parking spaces for the First Sarnia Place Building

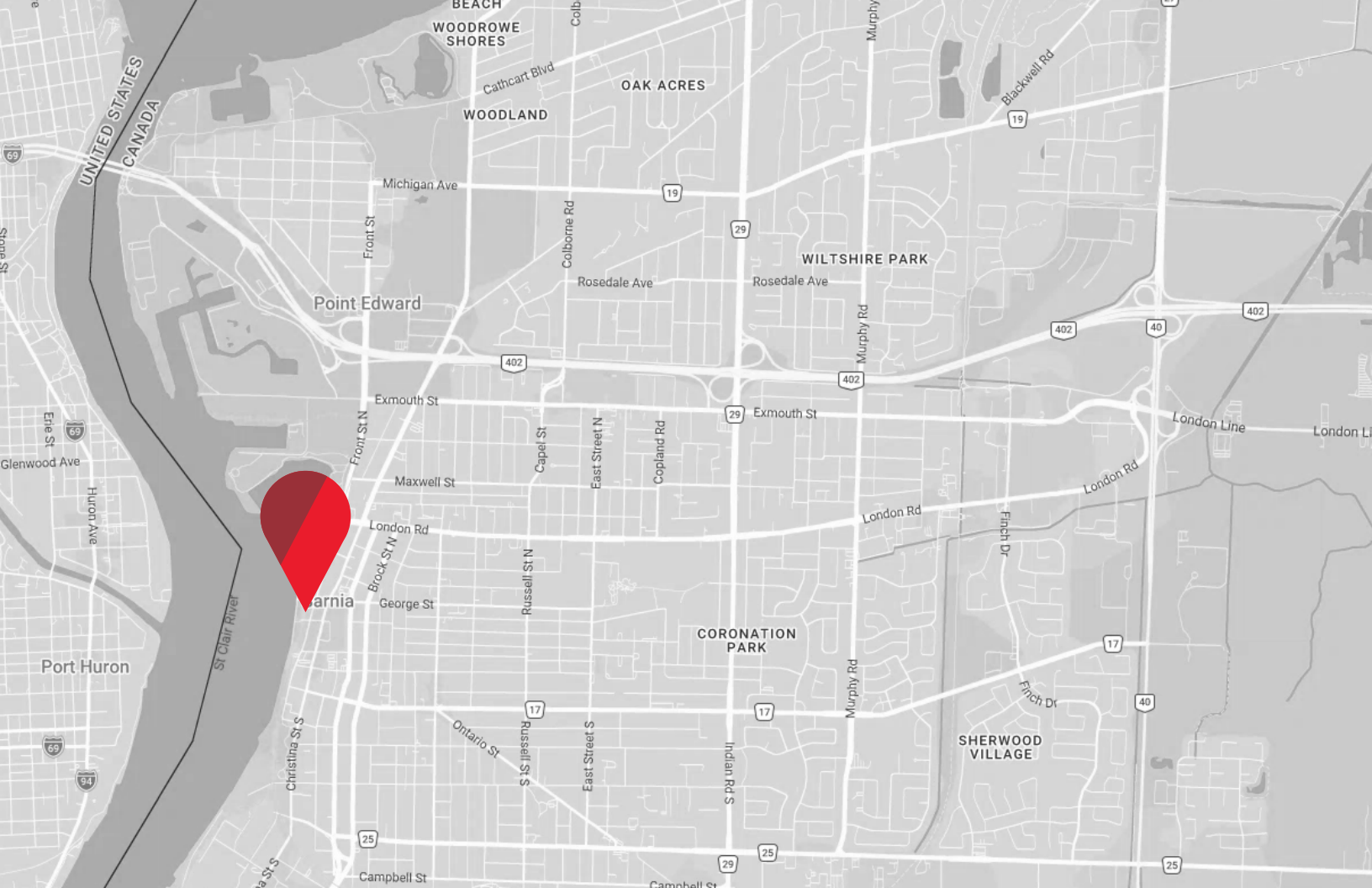
ZONING MAP



D1 - DOWNTOWN 1 ZONE

Permitted Uses

- Accessory uses and buildings
- Apartment Dwellings
- Art galleries
- Auditorium.
- Bake shops
- Bingo halls
- Bulk retail sales establishments
- Bus depots
- Call centres
- Colleges and universities
- Commercial recreation establishments
- Commercial schools
- Community centres
- Convenience stores
- Convention facilities
- Crises care facilities
- Day care centres
- Day nurseries
- Department Stores
- Dry cleaning establishments
- Existing dwellings
- Farmer's markets
- Financial institutions
- Flea markets
- Funeral homes
- Gaming facilities
- Group Homes
- Homes for the aged
- Hotels and motels
- Labour union halls
- Laundromats
- Libraries
- Medical centres / clinics
- Minor institutions
- Multiple use apartment dwelling
- Museums
- Newspaper / printing establishments
- Night clubs
- Offices
- Parking lots and structures
- Payday loan establishment
- Personal service establishments
- Pharmacies
- Place of Worship
- Public halls
- Public parks
- Repair and rental establishments
- Residential conversion of an existing commercial building
- Restaurants
- Retail establishments including department stores and shopping centres
- Retirement homes
- Social and service clubs
- Studios
- Taxi stands
- Theatres
- Wholesale establishments



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