



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR SALE

351 TANK STREET

Petrolia, ON



VACANT LAND AVAILABLE IN PETROLIA

ASKING PRICE

\$380,000

SITE AREA

2.884 ACRES

ZONING: M1

**GENERAL
INDUSTRIAL**

DAVID JONGERDEN

Sales Representative

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CUSHMAN & WAKEFIELD
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ABOUT THE PROPERTY

Vacant land available on Tank street north of Petrolia Line. Two neighbouring PINs sold together. 2.884-acre site.

- Zoning:** M1 (General Industrial) - Allowing contractors yard, warehousing, wholesale, commercial storage, motor vehicle repair/sales/ service, lumber yard and many others
- Taxes:** \$990 (2024)
- Property is contaminated and being sold “as is”
- Seller may discount sale price for remediation costs
- No access permitted on-site
- Seller is self-insuring and does not provide indemnification and insurance for anyone to enter the site. See realtor remarks for further instructions
- Contact listing agent for Confidentiality Agreement to view property documents including environmental information



PERMITTED USES GENERAL INDUSTRIAL ZONE (M1)		
Auction Hall	Light Industrial Use	Truck Transport Terminal
Agricultural Supply Establishment	Lumber Yard	Warehouse
Bulk Sales Establishment	Motor Vehicle Repair Establishment	Wholesale Use
Commercial Storage	Motor Vehicle Sales & Service Establishment	Buildings, structures and uses accessory to a permitted use
Contractors Yard	Research and Development Establishment	Open Storage to a permitted use
Dry Cleaning Establishment	Service and Repair Shop	Outdoor Display to a permitted use
General Industrial Use	Service Trade	A commercial use accessory to a permitted use
Grain Elevator	Parking Lot	
https://town.petrolia.on.ca/wp-content/uploads/2020/01/Zoning-By-law-2017.pdf		

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