

FOR SALE
444 SECOND STREET
London, ON



PRIME INFILL DEVELOPMENT OPPORTUNITY

ASKING PRICE

**CONTACT
L.A.**

SITE AREA

**14.87
ACRES**

ZONING

**R2-1(12), R5-3(8),
CF1(3), CF3(1), OS1, OS4**



**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

CUSHMAN & WAKEFIELD
1500 Don Mills Road Suite 401
North York, Ontario M3B 3K4
[www.cushmanwakefield.com/
en/canada](http://www.cushmanwakefield.com/en/canada)



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ABOUT THE PROPERTY

Prime infill development opportunity coming to market for the first time. 14.87 acres of flat cleared land bisected by Pottersburg Creek and located along arterial street just south of Fanshawe College main campus.

- **Property offered to market unpriced**
- **Zoning:** R2-1(12), R5-3(8), CF1(3), CF3(1), OS1, OS4
- **Taxes:** \$33,086.33 (2024)
- Land use is designated for Neighbourhoods and Green Space
- Planning and environmental reporting available to interested parties with the completion of a confidentiality agreement
- The Seller will hold all offers and set a bid submission date to be determined
- The property is located in an established area within the urban boundary, surrounded by a mix of residential and commercial uses
- There are functional services (water, sewer, electricity, etc.) within the area to support future development



DAVID JONGERDEN

Sales Representative

519 438 9125

david.jongerden@cushwakeswo.com

MICHAEL JOHNSON

Sales Representative

519 438 7325

michael.johnson@cushwakeswo.com

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SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com



CUSHMAN & WAKEFIELD

Southwestern Ontario

GORAN BRELIH

Executive Vice President, Broker

416 458 4264

goran.brelih@cushwake.com

DIANA MCKENNON

Sales Representative

647 400 9801

diana.mckennon@cushwake.com

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