

**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR SALE

510 RIVERVIEW DRIVE

Chatham, ON



PRIME INDUSTRIAL LAND OPPORTUNITY

ASKING PRICE

\$1,000,000

SITE AREA

4.3 ACRES

ZONING

M1

JAMESON LAKE

Sales Representative

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jameson.lake@cushwakeswo.com

BRENT RUDELL

Broker of Record

519 438 5608

brent.rudell@cushwakeswo.com

**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**

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London, Ontario N6G 5G6

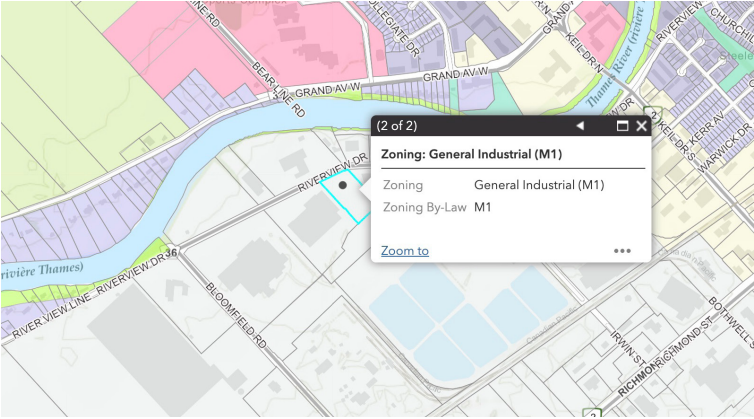
www.cushwakeswo.com

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ABOUT THE PROPERTY

Prime industrial land opportunity in Chatham, ON. This level, fenced 4.3-acre parcel is situated within a well-established industrial node, just minutes from the Highway 401 and Bloomfield Road interchange.

- Zoning:** M1 - allows for a broad range of industrial uses, including automotive, construction, storage, service and other related uses
- Taxes:** \$6,754.55 (2025)
 - Please note approx. 2,200 SF hydro step station area will have to be severed before closing



Permitted Uses General Industrial Zone (M1)				
Agricultural Implements Sales and Service Establishment	Animal Grooming	Asphalt and Concrete Batching Plant	Assembly Hall	Automobile Body Shop
Automobile Repair Shop	Automobile Sales and Service Establishment	Automobile Service Station	Builder's Supply Yard	Bulk Fuel Storage
Call Centre	Car Wash, Automatic	Car Wash, Manual	Commercial Entertainment and Recreational Establishment	Commercial School
Construction/Industrial Equipment Sales and Service Establishment	Contractor's Yard	Courier Service	Dry Cleaning Establishment	Eating Establishment
Eating Establishment - Drive-in	Eating Establishment - Take-out	Factory Outlet	Garage, Public	Gas Bar
Grain Elevator or other Storage Facility for Farm Produce	Industrial Mall	Industrial Use, which is not noxious	Laboratory or Scientific Research Facility	Nursery
Office	Public Storage	Rental Establishment	Service or Repair Shop	Service Trade Establishment
Taxi Establishment	Towing Establishment	Train Depot	Truck Terminal	Warehouse
Wholesale Business with Accessories Retail Business				
https://www.chatham-kent.ca/localgovernment/bylaws/Documents/Zoning%20By-law%20216-2009.pdf#search=Zoning%20bylaw				

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