

PREMIER DRAFT PLAN APPROVED RESIDENTIAL DEVELOPMENT OPPORTUNITY

COMFORT LANDS

2054 ADELAIDE ST. N., LONDON, ONTARIO

±52.38 ACRES
(APPROXIMATE BOUNDARY)

SUNNINGDALE RD. E.

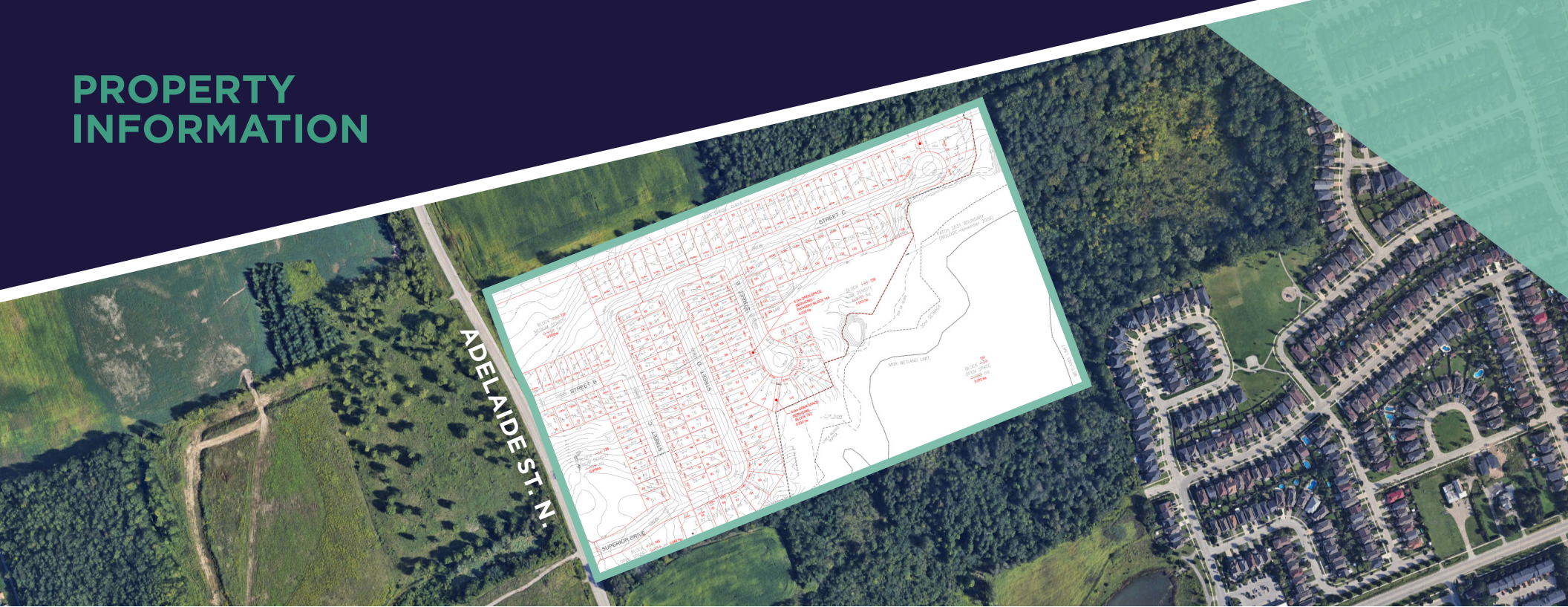
ADELAIDE ST. N.



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

PROPERTY INFORMATION



An exceptional opportunity to acquire a Draft Plan Approved residential development site in North London, located at the northern edge of the City's Urban Growth Boundary. The 52.38-acre property includes approximately 31.5 developable acres with approval for 136 single-family lots and 3 medium-density blocks of approximately 2.4 acres each. Positioned on elevated lands, the site offers sweeping southerly views of the City of London, with portions backing onto open space, creating a unique natural setting and potential for premium lots. Situated in one of North London's most desirable growth areas, the property is minutes from established amenities, recreation facilities, and several golf courses. With Draft Plan Approval in place, substantial development scale, and a scarce location within the Urban Growth Boundary, 2054 Adelaide Street North presents an outstanding opportunity to create a signature residential community.

Property subject to a buy-back provision on a small parcel of land by the previous owner (TBV).

LOT SIZE

±52.38 acres total with ±31.5 acres developable (TBV)

TOTAL LOTS

136 single-family lots & 3 multi-family blocks of ±2.4 acres each (TBV)

OFFICIAL PLAN DESIGNATION

Neighbourhoods

ZONING

Single family blocks - R1-4(32)

MDR blocks - R5-4(26), R65-5(57) & R5-4(25), R6-5(56), R8-4(43) & R6-1(16)

Open space blocks - OS1 & OS5

All subject to holding provisions h-8 & h-125 (adequate servicing & access - TBV)

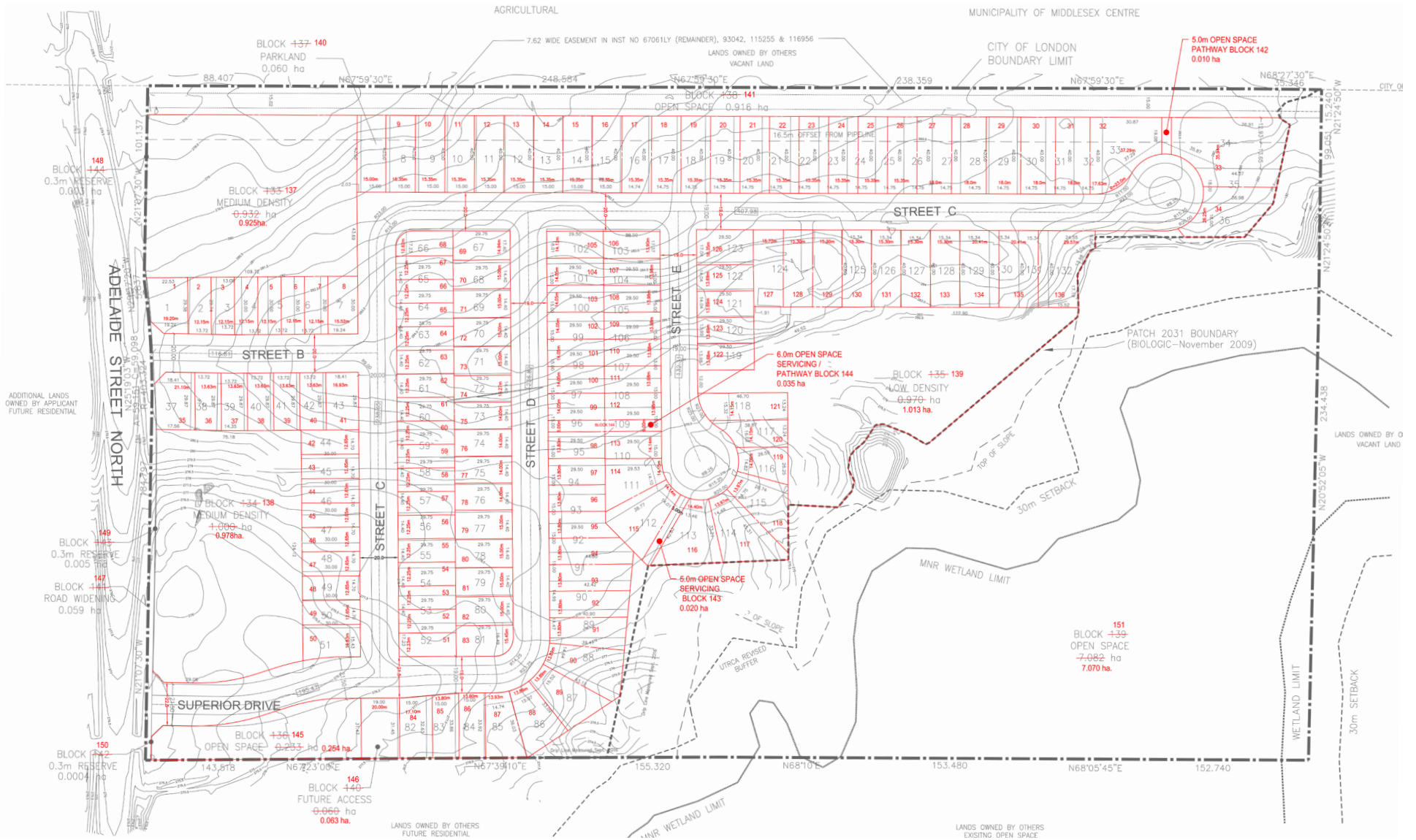
ASKING PRICE

\$20,000,000

TAXES (2026)

\$8,712.58

DRAFT SITE PLAN





±52.38 ACRES
(APPROXIMATE BOUNDARY)

CONTACT INFORMATION

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