CUSHMAN & WAKEFIELD
Southwestern Ontario

FOR SALE

LT 200-202 BALDWIN STREET

St. Thomas, ON



VACANT LAND AVAILABLE IN ST. THOMAS

ASKING PRICE	SITE AREA	ZONING
$175,000	0.67 ACRES	EMPLOYMENT LAND

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ABOUT THE PROPERTY

Vacant land available at Baldwin and Flora St. St. Thomas. Located beside the City of St. Thomas, Lions Park. 0.67 Acre site. Zoning allows wide variety of reuses including agriculture, bulk storage, builders depot, auto related uses, industrial repair, machine shop, manufacturing, private recreation and many more.

- **Zoning:** EL (Employment Lands)
- **Taxes:** $222.47 (2024)
- Property is contaminated and being sold “as is”
- Seller may discount sale price for remediation costs.
- Contact listing agent to view environmental reporting available
- No access permitted on-site
- Seller is self-insuring and does not provide indemnification and insurance for anyone to enter the site
- Interested parties to complete a Confidentiality Agreement to view environmental info. Following that, an Expression of Interest to be submitted reflecting terms of purchase.

PERMITTED USES | EMPLOYMENT LANDS ZONE - EL		
adult entertainment parlour	bulk storage	pharmaceutical and medical product industry
agriculture	business of leasing vehicles and equipment	private recreation facilities
animal clinic	car rental business	railway
auction sales	construction trade	self storage business
automotive body shop	industrial repair shop	scientific and technology development
automotive service business	machine shop	transport trucking terminal
automotive trade	manufacturing	warehousing
builders depot	non-retail service commercial uses	wholesale establishment
uses accessory to the foregoing		
https://cmap2.stthomas.ca/Scanned_Images/Zoning/By-Law%2050-88%20Office%20Consolidation.pdf		

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