CUSHMAN & WAKEFIELD
Southwestern Ontario

FOR SALE

1533 HYDE PARK ROAD

London, ON



PRIME DEVELOPMENT SITE/VACANT LAND

ASKING PRICE	SITE AREA	ZONING
$3,650,000	APPROX. 0.965 ACRES	H-8*H-108*BDC1/ BDC2

TYLER DESJARDINE
Sales Representative
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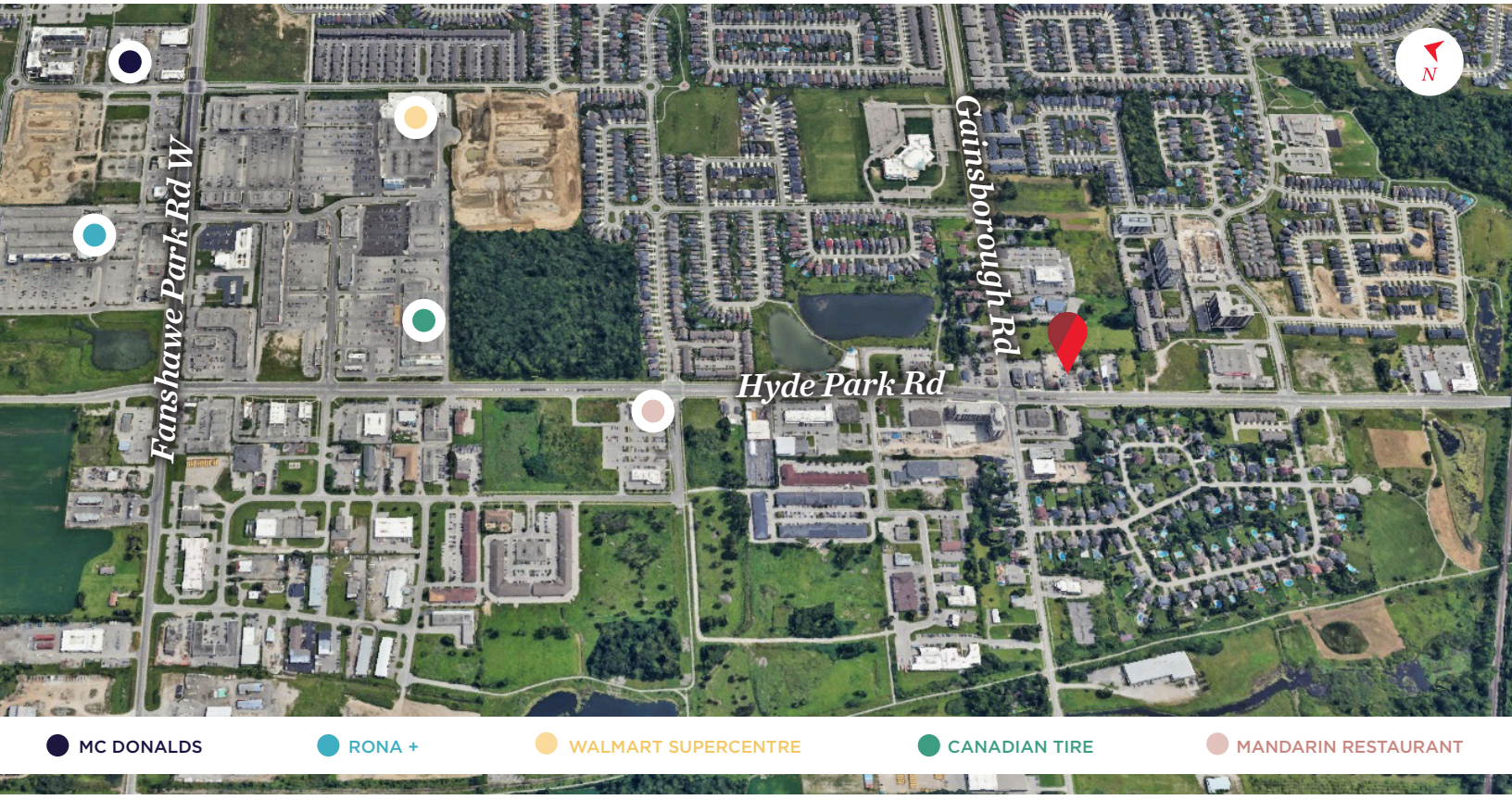
CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
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ABOUT THE PROPERTY

Prime development site/vacant land site available for sale in northwest London

- **Site Area:** Approx. 0.965 Acres
- **Zoning**: h-8*h-108*BDC1/BDC2 - Permits a wide range of uses
- **Taxes:** Approx. $18,079.83 (2024)
- In a rapidly growing residential and commercial node in London
- This vibrant location offers a perfect blend of commercial and residential potential, ideal for higher density commercial/residential development
- The proposed 6-storey mixed-use building, featuring 70 residential units with approx. 8,900 SF of ground-floor commercial space
- Ideal property size and location to build your own building and or your own mixed-use residential/ commercial building or retirement home or medical facility
- Located just down the street from Canadian Tire, Walmart, Golf Town, Rona, Mandarin Restaurant, Winners, Marshalls, Homesense, Gap, Sportchek, Rexall etc.
- Existing tenant/owner would potentially entertain leasing back the existing buildings until redevelopment of the site occurs



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