CUSHMAN & WAKEFIELD
Southwestern Ontario

FOR SALE

201 FRONT STREET NORTH

Sarnia, ON



PREMIER VACANT LAND DEVELOPMENT SITE

NEW ASKING PRICE	SITE AREA	ZONING
$2,095,000	0.654 ACRES	D1

TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

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

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ABOUT THE PROPERTY

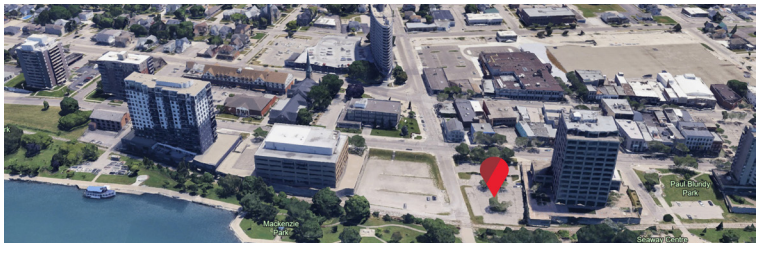
Presenting a Very Rare Opportunity to acquire a Premier Vacant Development Site along Front Street N. in the downtown Sarnia, which overlooks the St. Clair River. Located in the heart of downtown Sarnia, this site is steps away from the St. Clair River, offering scenic waterfront views and easy access to local amenities. This site offers unparalleled potential for developers seeking to capitalize on Sarnia's vibrant downtown revitalization.

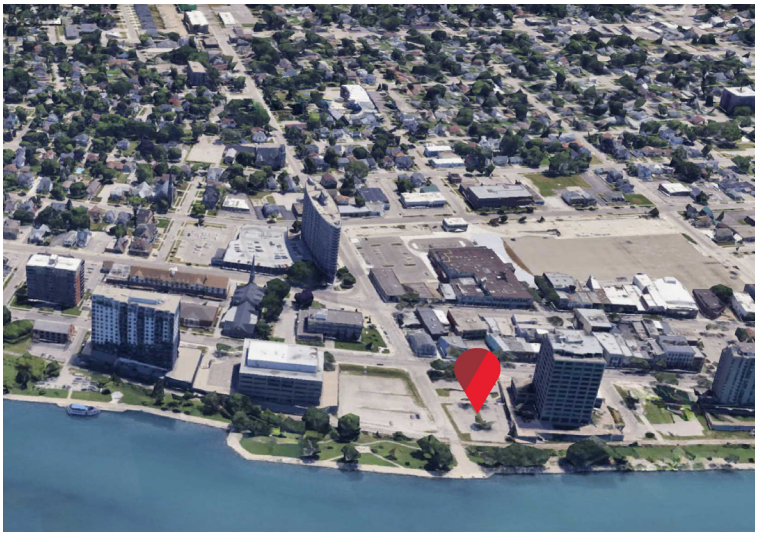
- **Dimensions:** 220.14 ftx109.53 ftx215.41 ftx154.13 ft
- **Zoning:** D1-1 - Downtown Zone
- **Taxes:** $11,900.20 (2025)
- Ideally suited for high-rise residential tower, mixed-use residential and commercial development, luxury condominiums or apartment rentals
- Bound to the south by the landmark First Sarnia Place, this site benefits from strong surrounding infrastructure, existing high-rise context, and a walkable, waterfront urban environment
- This site presents a prime infill development opportunity in one of Sarnia's most desirable locations. Ideally suited for: high-rise residential tower, mixed-use residential and commercial Development, Luxury Condominiums or Apartment Rentals. The property's size, zoning flexibility, and unbeatable waterfront position make it an outstanding candidate for a transformative project that will shape the future of Sarnia's skyline. With strong demand for urban living and riverfront accessibility, this site offers developers the unique chance to deliver a landmark project
- Note: The property is currently used for rental parking for the first Sarnia place building. Parking rental income available until the site is developed
- Subject property a provision must be made to provide for and accommodate 30 parking spaces for the first Sarnia place building











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