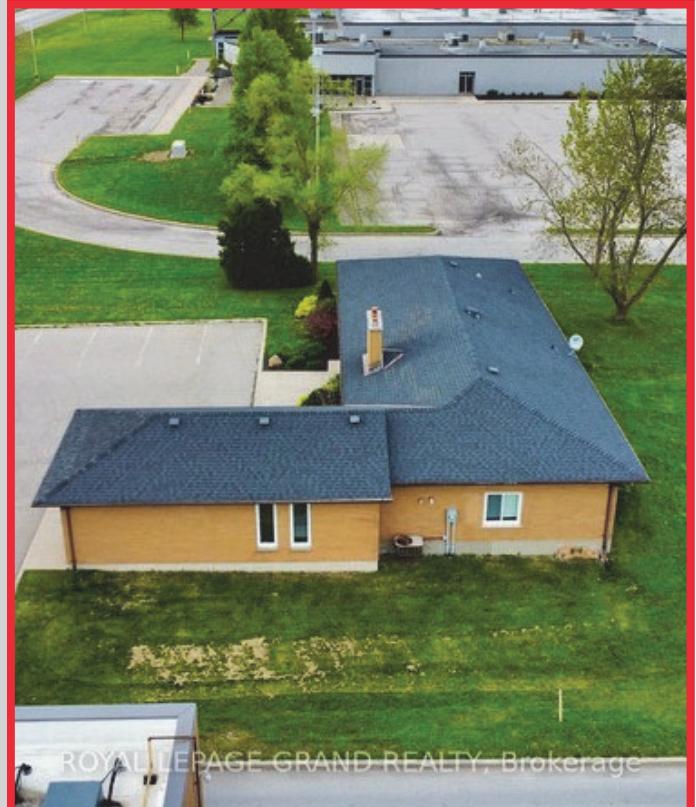


**FOR**  
Sale/Lease

# 28636 CENTRE RD W STRATHROY-CARADOC





## PROPERTY DETAILS

### **28636 Centre Rd W Strathroy-Caradoc**

- Location: 28636 Centre Rd W Strathroy-Caradoc, ON, N7G 3H6
- Zoning: CC-Corridor Commercial
- Acres: 0.96 Acre
- Lot Size: 120 Feet Front & 350 Feet Deep Lot
- Built Area: 2399 S/F Bungalow ( 6 Bedroom 2 Washroom 2 Kitchen Plus Basement )
- Sale Price: 1.5 Million Dollars
- Lease Rate: \$35 Net per sq.ft
- TMI: \$8 per sq. Ft.

All information furnished herein regarding this property for sale or lease is from sources deemed reliable. However, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale or lease, or withdrawal without notice.

# PROPERTY SATELLITE VIEW

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## FOOD

- Wendy's
- Tim Hortons
- Pita Pit
- Burger King
- Gino Pizza

## STORES & Other Amenities

- Holiday Inn
- General Hospital



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# POPULATION



Population is the sum of births plus in-migration, and it signifies the total market size possible in the area. This is an important metric for economic developers to measure their economic health and investment attraction. Businesses also use this as a metric for market size when evaluating startup, expansion or relocation decisions.

**Statistics Canada. Census. Last Updated: February 2022**

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# AGES

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Ages chart illustrates the age and gender trends across all age and gender groupings. A chart where the the covered area is primarily on the right describes a very young population while a chart where the the covered area is primarily on the left illustrates an aging population.

Statistics Canada. Census. Last Updated: April 2022

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# OVERVIEW



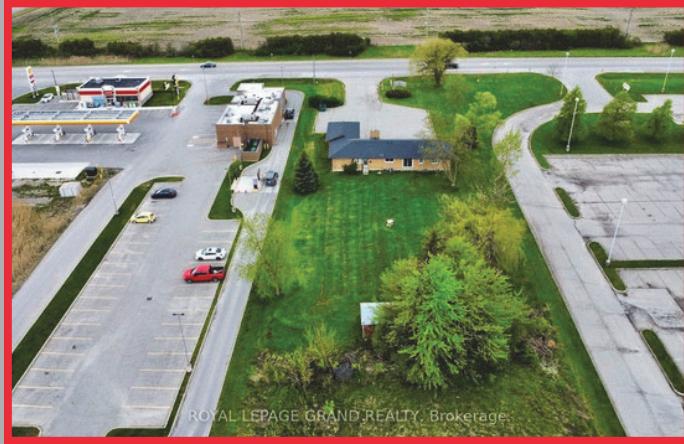
Strathroy-Caradoc is located 40 kilometres west of London, Ontario, and is easily reached by Highway 402. As the largest municipality in Middlesex County, Strathroy-Caradoc offers a pleasant mix of charming urban centres and beautiful rural landscapes that has earned it top marks in provincial Communities in Bloom competitions.

The Municipality of Strathroy-Caradoc was formed in 2001 from an amalgamation of the Town of Strathroy and the Township of Caradoc. About 20,000 residents call this community their home and enjoy the exceptional quality of life it has to offer.

Strathroy-Caradoc offers many amenities and opportunities for residents that make the community a safe, healthy, and comfortable place in which to live and raise a family. As the major service provider for western Middlesex and eastern Lambton Counties, Strathroy-Caradoc is a desirable residential community that is well positioned for economic growth.

# PICTURES

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# 28636 CENTRE RD STRATHROY-CARADOC

