

**FOR SALE**  
**444 SECOND STREET**  
*London, ON*



**PRIME INFILL DEVELOPMENT OPPORTUNITY**

**ASKING PRICE**

**CONTACT**  
**L.A.**

**SITE AREA**

**14.87**  
**ACRES**

**ZONING**

**R2-1(12), R5-3(8),  
CF1(3), CF3(1), OS1, OS4**



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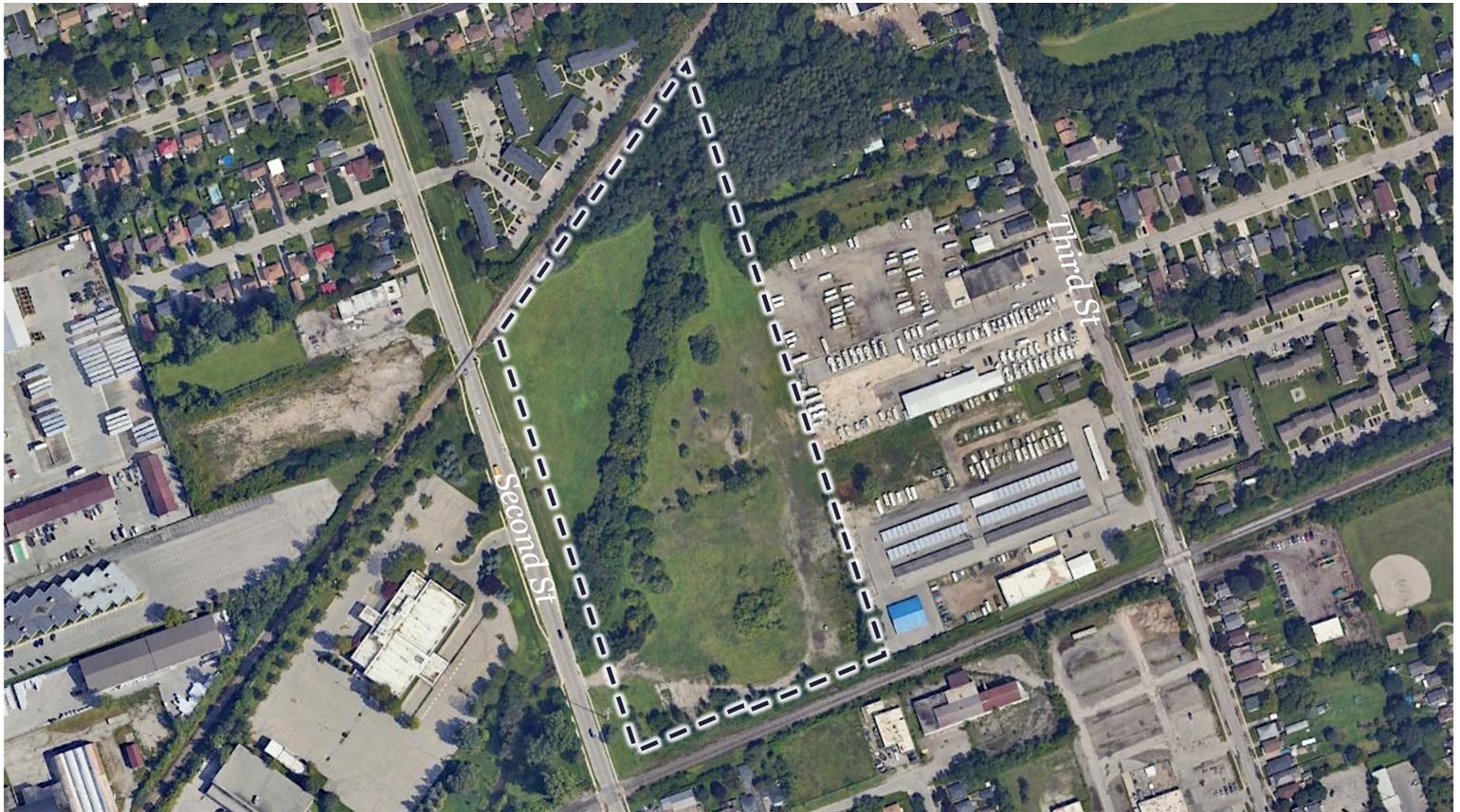


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# ABOUT THE PROPERTY

Prime infill development opportunity coming to market for the first time. 14.87 acres of flat cleared land bisected by Pottersburg Creek and located along arterial street just south of Fanshawe College main campus.

- **Property offered to market unpriced**
- **Zoning:** R2-1(12), R5-3(8), CF1(3), CF3(1), OS1, OS4
- **Taxes:** \$33,086.33 (2024)
- Land use is designated for Neighbourhoods and Green Space
- Planning and environmental reporting available to interested parties with the completion of a confidentiality agreement
- The Seller will hold all offers and set a bid submission date to be determined
- The property is located in an established area within the urban boundary, surrounded by a mix of residential and commercial uses
- There are functional services (water, sewer, electricity, etc.) within the area to support future development



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