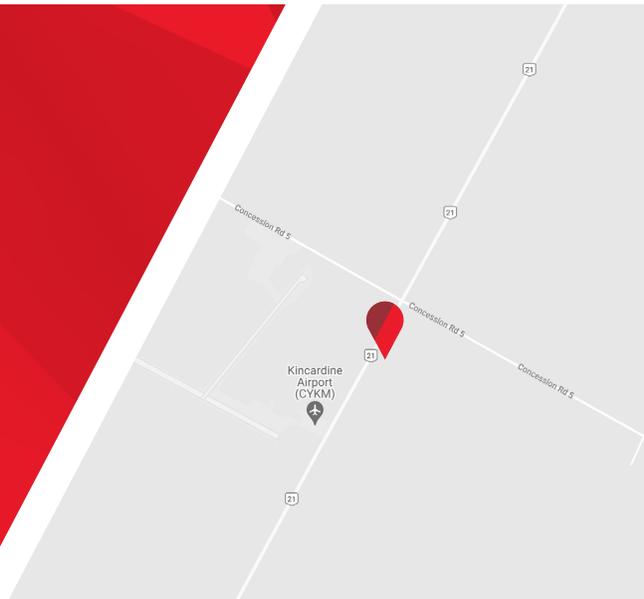


FOR SALE | STRATEGICALLY LOCATED VACANT LAND

# 2022

HIGHWAY 21, KINCARDINE, ON

*Asking Price: \$150,000*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario



ASKING PRICE: \$150,000

# PROPERTY HIGHLIGHTS

Opportunity to purchase vacant land with easy access and excellent visibility. This property is strategically located on Highway 21, one minute from the Kincardine Airport and 6 minutes from downtown Kincardine.

- **Site Area:** Approx. 1.849 acres
- **Zoning:** ACI-I - Agriculture Commercial/Industrial
  - \* The existing zoning only allows the parcel to be used for the purposes of bulk fuel storage
  - \* An application to the municipality to amend the zoning by-law would allow for additional uses
- **Taxes:** \$2,682.92 (2024)
- **Official Plan:** Agriculture
- Proximity to the Kincardine Municipal Airport enhances connectivity, particularly for businesses requiring regional or national reach
- Kincardine's economy is supported by key industries like energy, particularly with Bruce Power nearby, ensuring a stable environment



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