



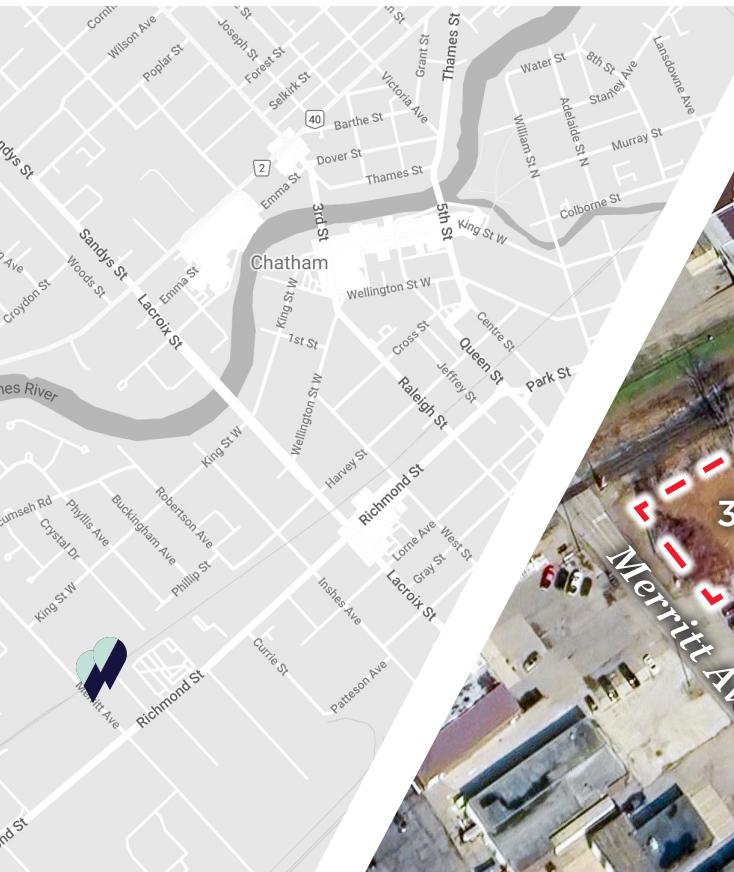
CUSHMAN & WAKEFIELD

Southwestern Ontario

FOR SALE

291 & 303 MERRITT AVENUE

Chatham, ON



VACANT LAND AVAILABLE

ASKING PRICE

\$379,000

SITE AREA

0.518 ACRES

ZONING

UC(HC1)

DAVID JONGERDEN

Sales Representative

519 438 9125

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

ABOUT THE PROPERTY

Rare opportunity to purchase a vacant corner lot with excellent potential for redevelopment. This property boasts excellent accessibility, making it a prime location for a variety of redevelopment projects. This property is strategically located 5 minutes from downtown Chatham and less than 10 minutes from Hwy 401.

- **Total Site Area:** Approx. 0.518 acres

- » **291 Merritt Avenue:** 0.172 Acres

- » **303 Merritt Avenue:** 0.346 Acres

- **Zoning:**

UC(HC1) Highway Commercial First Density

- » The existing commercial zoning allows for several different uses including but not limited to: convenience store, laundromat, clinic, office and more (see the following page for details)

- **Taxes:**

- » \$4,264.31 (2024)

- The properties are bordered by train tracks on the north side
- The site is brownfield and may require remediation at the Buyers expense, depending on end use
- The seller is selling "as is" and will make concessions on sale price to account for the cost of remediation
- The parcels are situated close to established commercial and industrial developments, offering opportunities for complementary businesses or services to benefit from the nearby establishments



STRATEGICALLY LOCATED

In close proximity to downtown Chatham and Hwy 401

COMMERCIAL ZONING

Permits a wide range of uses

REDEVELOPMENT POTENTIAL

Vacant land surrounded by established commercial and industrial developments

CORNER LOT

Providing enhanced exposure from multiple directions

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PERMITTED USES

UC(HC1) HIGHWAY COMMERCIAL FIRST DENSITY

| | | |
|---|---|--------------------------------|
| Adult Secondary School | Clinic, Veterinary | Office |
| Agricultural Service and Supply Establishment | Club, Private | Personal Service Establishment |
| Assembly Hall | Commercial Entertainment and Recreational Establishment | Pet Shop |
| Automobile Repair Shop | Commercial School | Print Shop |
| Automobile Sales and Service Establishment | Contractor's Yard | Public Storage |
| Automobile Service Station | Cultural Facility | Rental Establishment |
| Bake Shop | Dry Cleaning Establishment | Retail Store |
| Bank/Financial Institution | Eating Establishment | Retail Store - Convenience |
| Beer/Liquor Store | Eating Establishment - Take Out | Service or Repair Shop |
| Builder's Supply Yard | Funeral Home | Service Trade Establishment |
| Call Centre | Furniture Store | Tavern |
| Car Wash, Automatic | Gas Bar | Taxi Establishment |
| Car Wash, Manual | Hotel/Motel | Temporary Care Facility |
| Child Care Centre | Laundromat | Warehouse |
| Church | Mixed Use Commercial/Residential Building | Wholesale Establishment |
| Clinic | Nursery | |

<https://www.chatham-kent.ca/business/planning/Documents/Zoning%20By-law%202016-2009.pdf>

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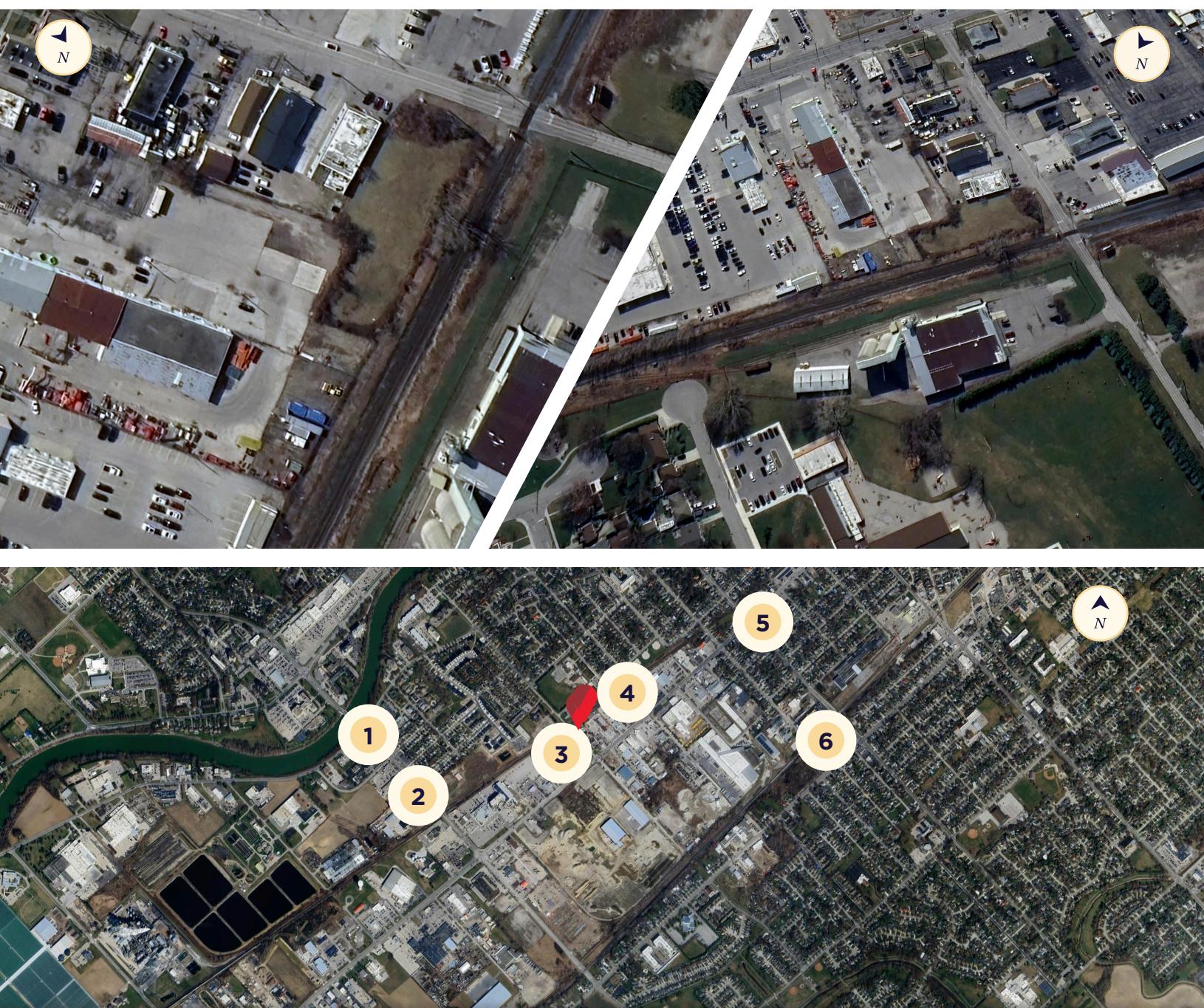
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PROPERTY AERIALS & MAP



1

TIM HORTONS

2

HOME HARDWARE BUILDING CENTRE

3

HYUNDAI OF CHATHAM

4

CHATHAM CHRYSLER

5

THE BEER STORE

6

SOBEYS CHATHAM

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