



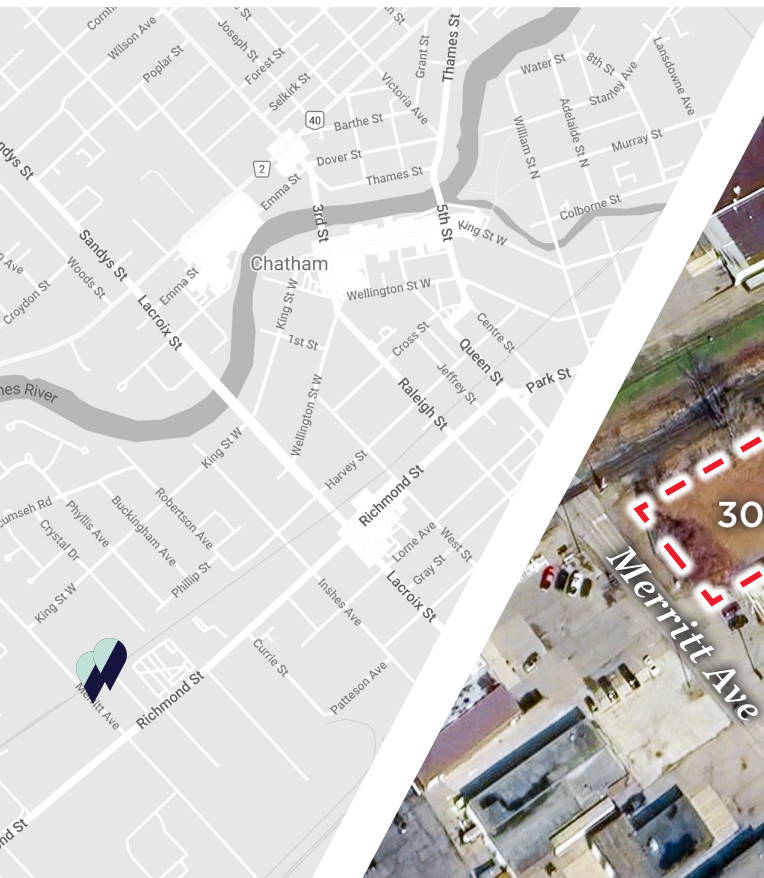
**CUSHMAN &
WAKEFIELD**

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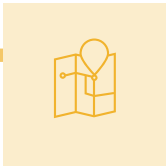
CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

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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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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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