

10 Acre, Highway Commercial (HC-5)



For Sale

4430 Dundas St. W

Thames Centre, ON, N0M 2P0

Amar Aulakh

Associate Vice President | Broker
+1 647 290 1314
amar.aulakh@colliers.com

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The Property

Highlights

- Approx. 500 ft frontage on Dundas St at Shaw Rd, offering high traffic and visibility.
- Located just outside London, mins from London International Airport with easy Hwy 401 access.
- Highway Commercial designation with site-specific HC-5 zoning (subject to approvals).
- Completed 2014 municipal drainage improvements on site.
- Included in Thames Centre's 2026 Water & Wastewater Master Plan Update area.
- Near planned provincial upgrades to the Thames Centre bridge and Hwy 401/Dorchester Rd interchange.

Asking Price:
\$7,790,000.00



High-Exposure Commercial Development Opportunity

Address	4430 Dundas Street West, Thorndale, Thames Centre
Municipality	Thames Centre
Site Area	9.95 Acre
Lot Frontage	499.86 ft
Lot Depth	873.53 ft
PIN	081520143
ARN	392603101026000
Area	435679.62 sq.ft (10.002 Acre)
Perimeter	2746.06 ft.
Lot Measurements	501.34ft. x 214.92ft. x 658.89ft. x 499.86ft. x 873.53ft.
Taxes	\$6,082/2026
Zoning	HC-5
Legal Description	PART EAST 1/2 LOT 1 CONCESSION 3 DESIGNATED AS PART 2, 33R-14749; THAMES CENTRE/WEST NISSOURI TWP.

Property Photos



Property Zoning

Highway Commercial (HC)

Permitted uses

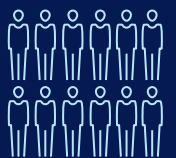
No person shall within any Highway Commercial (HC) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following HC Zone uses, namely:

- (1) automobile service station;
- (2) automotive use;
- (3) building supply outlet;
- (4) bulk sales establishment;
- (5) car wash establishment, automated, subject to Subsection 15.4.1;
- (6) car wash establishment, manual, subject to Subsection 15.4.1;
- (7) drive-through facility;
- (8) garden centre;
- (9) gas bar;
- (10) hotel/motel;
- (11) marine sales and service;
- (12) market garden;
- (13) nursery and garden centre;
- (14) residential home occupation, subject to Subsection 4.9;
- (15) restaurant;
- (16) restaurant, drive-through;
- (17) single detached dwelling;
- (18) taxi establishment;
- (19) vehicle repair garage;
- (20) vehicle sales or rental establishment;
- (21) veterinarian clinic.



Demographics

15 km radius



population

94,190



Average Household Income

\$115,918



Total Households

36,105



Labour Employment Rate

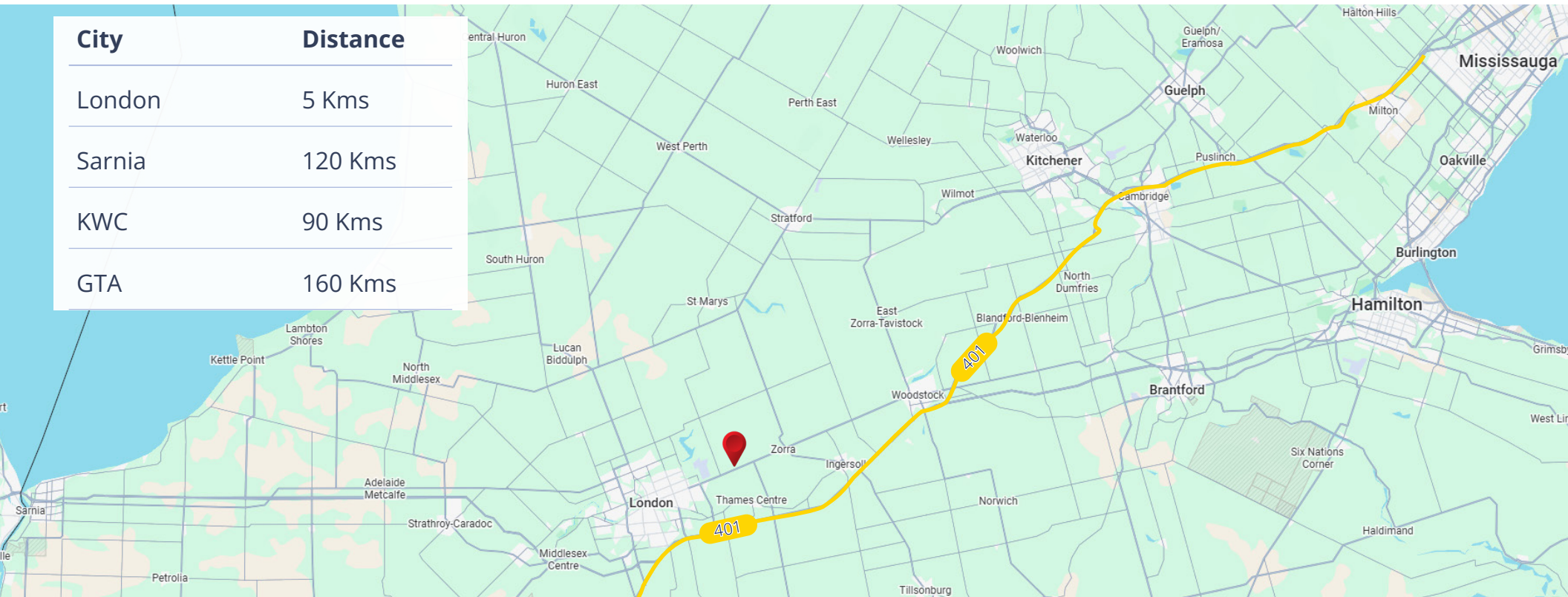
92.8%

Property Location

Nearby	Distance
London International Airport	6 Kms
London Downtown	12 Kms
Argyle Mall	6 Kms
Fanshawe College	9 Kms



City	Distance
London	5 Kms
Sarnia	120 Kms
KWC	90 Kms
GTA	160 Kms

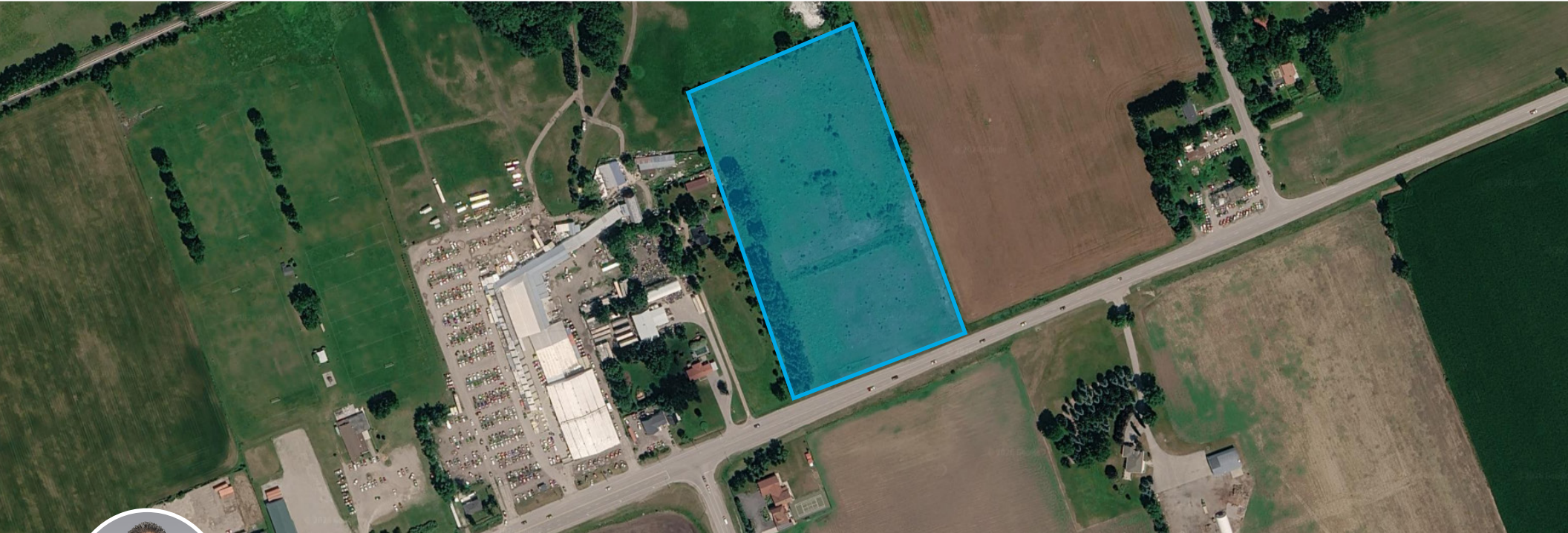


Summary

10 Acre Highway Commercial (HC)

Strategically located Highway Commercial property offering approximately 500 ft of frontage along Dundas Street, benefiting from high traffic volumes and excellent exposure. Conveniently situated at Dundas Street and Shaw Road, with easy access to Highway 401. This land parcel is located just outside the City of London boundaries & minutes away from London International Airport, offering a strategic location within the Thames Centre area. The property carries a Highway Commercial Official Plan designation and is subject to site-specific HC-5 zoning, providing significant Highway Commercial development potential with a broad range of potential commercial uses, subject to municipal approvals and any required zoning amendment and site plan approvals. Municipal drainage improvements were completed in 2014. Thames Centre's 2026 Water & Wastewater Master Plan Update identifies the 401 Corridor Lands as part of its study area in planning for future population and employment growth. Provincial plans also include improvements to the Highway 401/Dorchester Road interchange and the Thames Centre bridge. An exceptional opportunity for investors, developers and businesses seeking a high-exposure commercial location with substantial frontage, strong visibility and convenient highway connectivity in Southwestern Ontario.





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+1 647 290 1314
amar.aulakh@colliers.com

Colliers Canada | London
Colliers International London Ontario, Brokerage
649 Colborne Street, Suite 200
London, ON N6A 3Z2



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we operate in

\$ 4.8 B
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\$ 99 B
Assets under

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Lease and Sale

2B
Square feet
Managed

23,000
Professionals

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