



Colliers

Downtown  
London

Wharnccliffe Rd ->

Southdale Rd E

Bateman Trail

White Oak Rd

For Sale

**Price Improvement!**  
**Asking Price: \$1,700,000**

## 1.7 Acre Commercial/Industrial Site in Southwest London

2947 Bateman Trail, London, Ontario

RECO  
Information Guide

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2947 Bateman Trail  
London, ON

# Property Details

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- Level site
- Full municipal services available
- Concept plan available
- New residential development planned south of property
- Light Industrial Official Plan

This 1.7-acre commercial/industrial site is strategically located in a mixed-use area in southwest London. Zoning is flexible and includes a wide range of light industrial or commercial use such as self-storage, automotive uses, warehouse, commercial schools, industrial mall, and more.

Full municipal services available on Bateman Trail. Land is level and ready for development.

PIN  
082091160

ARN  
393608005061440

Lot Front  
224.89 FT

Lot Depth  
331.65 FT

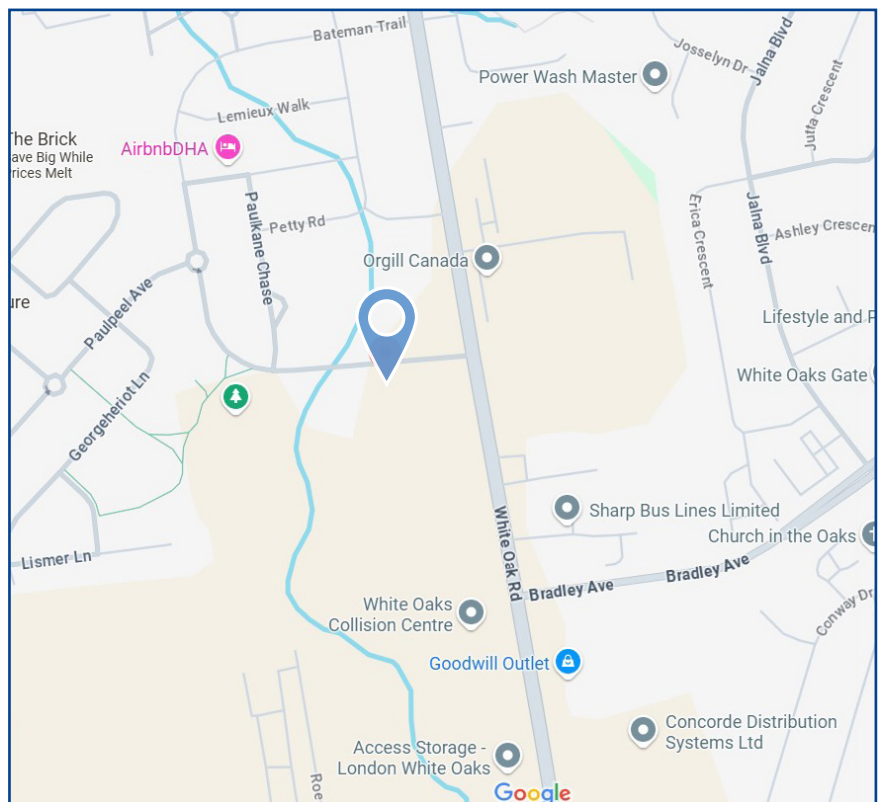
Total Area  
1.716 Acres

Zoning  
RSC1(15), RSC4(9), RSC5(8)

Official Plan  
Light Industrial

Legal Description  
BLOCK 64, PLAN 33M-542; SAVE  
AND EXCEPT PART 1, PLAN  
33R-17117; LONDON SUBJECT TO AN  
EASEMENT FOR ENTRY AS IN ER860899

**Asking Price: \$1,700,000**



# Zoning

## RSC1

The following are permitted uses in the RSC1 Zone variation:

- a) Automobile rental establishments;
- b) Automobile repair garages;
- c) Automobile sales and service establishments;
- d) Automobile supply stores;
- e) Automotive uses, restricted;
- f) Catalogue stores;
- g) Duplicating shops;
- h) (Hardware stores deleted by Z.-1-96435)
- i) Home and auto supply stores;
- j) Home improvement and furnishing stores;
- k) Repair and rental establishments;
- l) Service and repair establishments;
- m) Studios;
- n) Taxi establishments;
- o) Self-storage Establishments; (Z.-1-132230)
- p) Tow Truck Business; (Z.-1-223025)

## RSC1(15)

a) Prohibited Uses:

- i) Animal hospitals;
- ii) Kennels. (Z.-1-041270)

## RSC4

The following are permitted uses in the RSC4 Zone variation:

- a) Automobile repair garage;
- b) Automotive uses, restricted;
- c) Convenience service establishments;
- d) Convenience stores;
- e) Duplicating shops;
- f) Financial institutions;
- g) Florist shops;
- h) Personal service establishments;
- i) Video rental establishments;
- j) Brewing on premises establishment. (Z.-1-021027)
- k) Self-storage Establishments (Z.-1-132230)

## RSC4(9)

a) Prohibited Uses:

- i) Bake shops;
- ii) Areas devoted to on-site food preparation associated with convenience service establishments;
- iii) Areas devoted to on-site food preparation associated with convenience stores;
- iv) Day care centres;
- v) Restaurants. (Z.-1-041270)

## RSC5

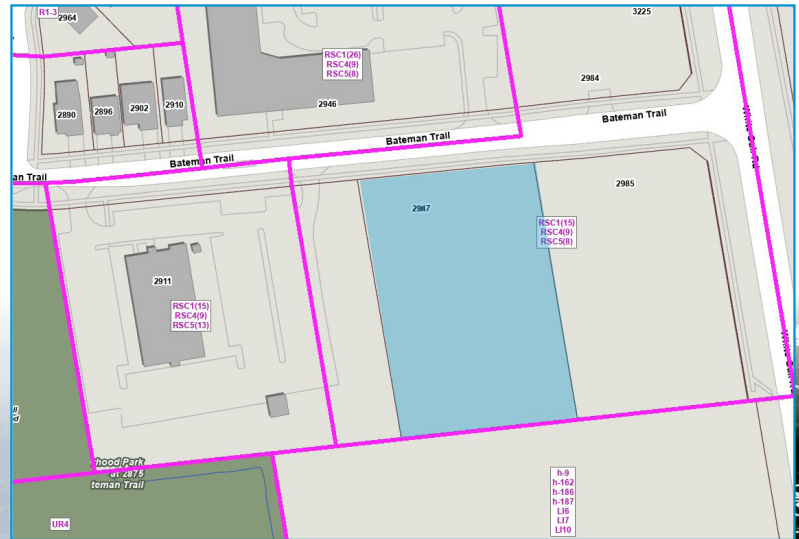
The following are permitted uses in the RSC5 Zone variation:

- a) Auction establishments;
- b) Building or contracting establishments;
- c) Building supply outlets;
- d) Dry cleaning and laundry plants;
- e) Manufacturing and assembly industries with related sales;
- f) Garden stores; (amended by Z-1-051390)
- g) Printing establishments;
- h) Service trades;
- i) Support offices;
- j) Warehouse establishments;
- k) Wholesale establishments.
- l) Brewing on premises establishments (Z.-1-95390)
- m) Commercial school; (Z-1-051390)
- n) Truck sales and service establishment; (Z-1-051390)
- o) Industrial mall; (Z-1-05-1390)
- p) Self-storage Establishments;
- q) Tow Truck Business; (Z.-1-223025) t) Impounding Yard; (Z.-1-223025)

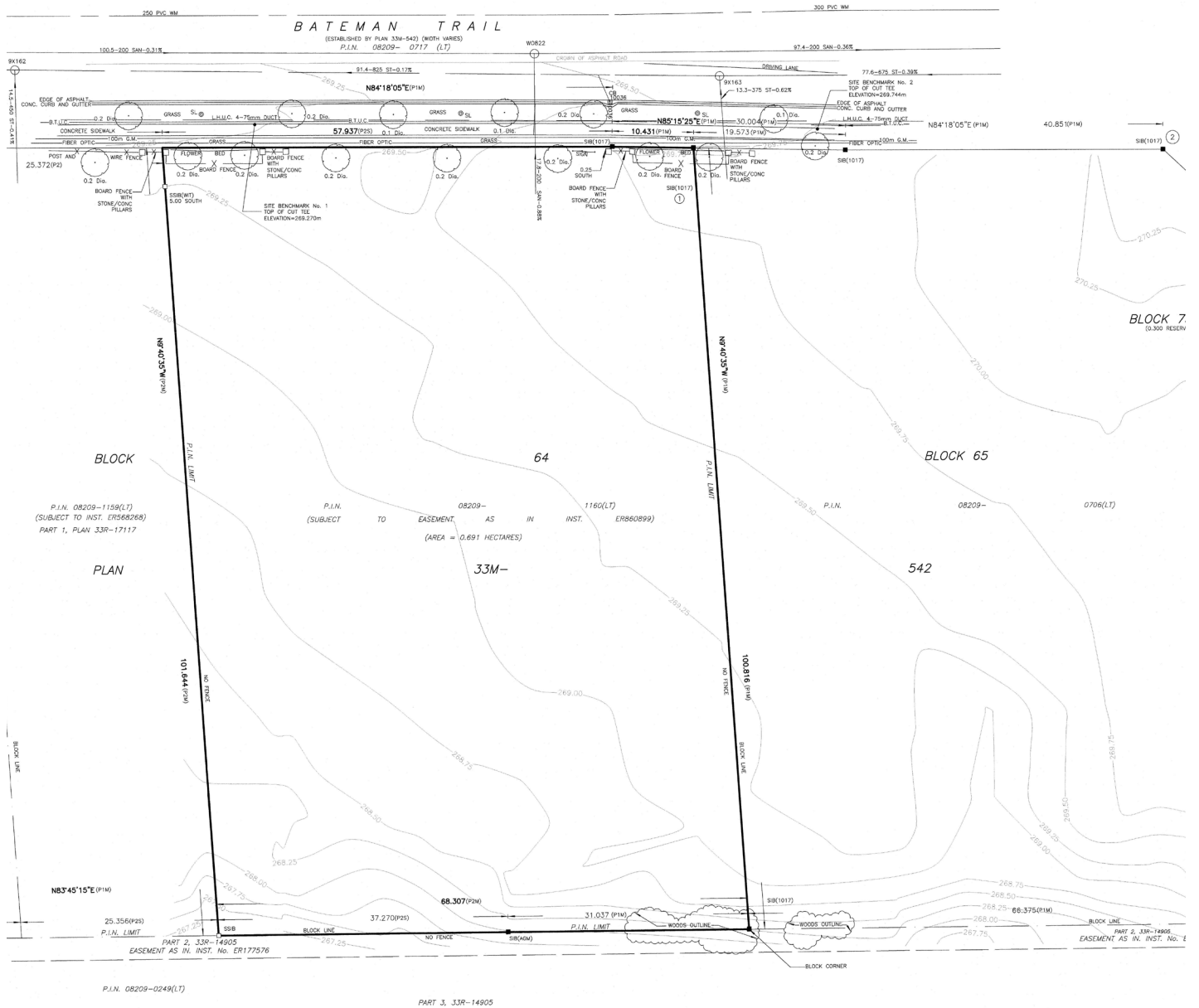
## RSC5(8)

a) Prohibited Uses:

- i) Bakeries;
- ii) Bulk sales establishments. (Z.-1-041270)



# Topographical Survey



# Concept Plan

BATEMAN TRAIL

