



For Sale: \$2,200,000

Price Improvement!

# 12.05 Acres of Industrial Land with Exposure to Veterans Memorial Parkway

203 Crumlin Side Road,  
London, ON N6M 1C5

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RECO Information Guide

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# Property Profile

Exceptional opportunity to secure 12.051 acres of industrial land with exposure to Veterans Memorial Parkway. Zoned LI2 (which includes LI1 uses) and h-8 (holding, services). LI/L2 zoning supports a wide array of industrial uses including warehousing, manufacturing, service trade, repair and rental establishments, and more.

Excellent access to major transportation routes and proximity to London's established industrial network. Buildings on site include a 4-bedroom dwelling, garage/shop with water electricity, and bank barn with water and electricity.

<b>Land Area</b>	12.051 Acres
<b>Utilities</b>	Available
<b>Water Supply Type</b>	Drilled Well, Dug Well
<b>Heat Type</b>	Oil Forced Air, Woodburning
<b>Sewers</b>	Septic
<b>Basement</b>	Yes

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# Zoning

## LI1

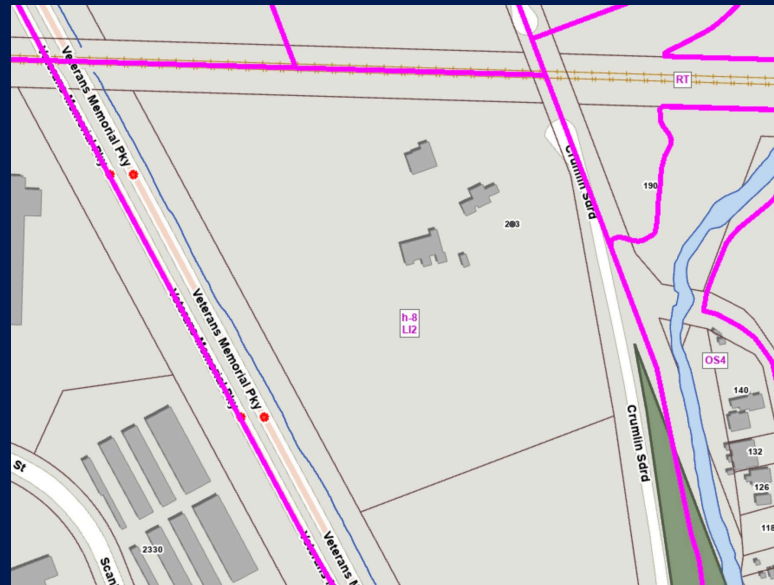
The following are permitted uses in the LI1 Zone variation:

- Bakeries;
- Business service establishments;
- Laboratories;
- Manufacturing and assembly industries;
- Offices support;
- Paper and allied products industries excluding pulp and paper and asphalt roofing industries;
- Pharmaceutical and medical product industries;
- Printing, reproduction and data processing industries;
- Research and development establishments;
- Warehouse establishments;
- Wholesale establishments;
- Custom workshop; Z-1-051390
- Brewing on premises establishments. Z-1-051390
- Service Trade Z.-1-071679
- Existing Self-storage Establishments (Z.-1-132230)
- Artisan Workshop (Z.-1-172561)
- Craft Brewery (Z.-1-172561)

## LI2

The following are permitted uses in the LI2 Zone variation:

- Any use permitted in the LI1 Zone variation;
- Dry cleaning and laundry plants;
- Food, tobacco and beverage processing industries excluding meat packaging;
- Leather and fur processing excluding tanning;
- Repair and rental establishments;
- Service and repair establishments;
- Service trades;
- Textile processing industries.



## HOLDING "h" ZONES

### USE OF SYMBOL

Where the symbol "h" appears on a zoning map as a prefix to a single zone or a compound zone applying to certain lands, notwithstanding the provisions of that zone or zones, unless this By-law has been amended to remove the relevant "h" symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone for existing uses, or for such other uses set out in the relevant Holding Zone Provisions below. The relevant Holding Zone Provisions are denoted by the number (if any) immediately following the symbol "h" on the zoning map

### h-8

Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the "h-8" symbol shall not be deleted until appropriate servicing arrangements are provided to the satisfaction of the City.



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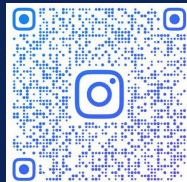
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