

The background of the entire page is an aerial photograph of a large agricultural property. A white line outlines the main parcel, which is mostly green. To the left, a road is labeled "Edgeware Line". At the bottom, a road is labeled "Yarmouth Centre Rd". The surrounding area shows various agricultural fields in different stages of growth or harvest, under a blue sky with light clouds.

45121

EDGEWARE LINE
CENTRAL ELGIN ONTARIO

Prime Agricultural Land
For Sale
\$Unpriced

FUTURE
VOLKSWAGEN
PLANT

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45121

EDGEWARE LINE

CENTRAL ELGIN ONTARIO

Property Summary



Prime agricultural investment land located adjacent to the POWERCO Volkswagen industrial site in St. Thomas Ontario. Corner location providing superior frontage to 98.485 +/- acres of vacant high producing farmland. This is a rare investment opportunity of quality in a rapidly changing progressive location.

Property Details

Subject Property 45121 Edgeware Line, Central Elgin ON

Municipality Central Elgin

PIN 352660106

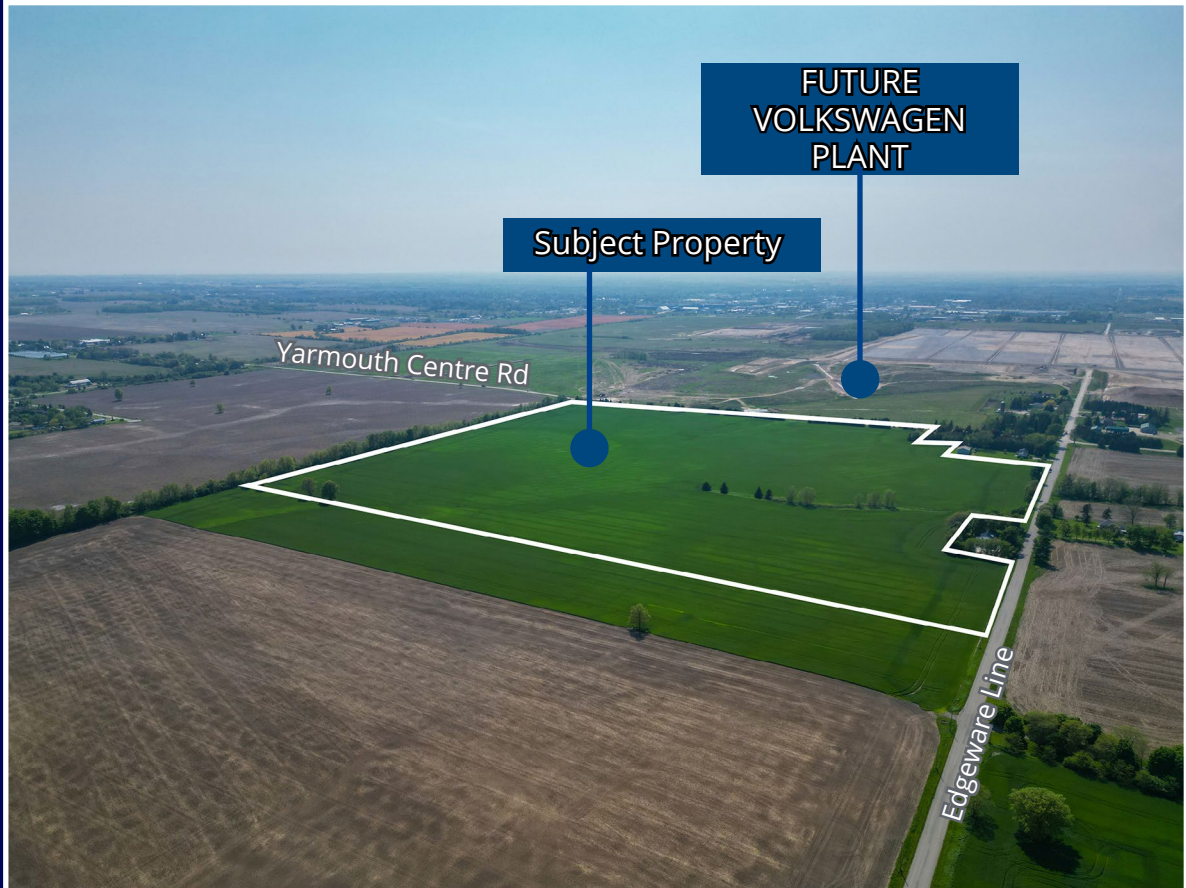
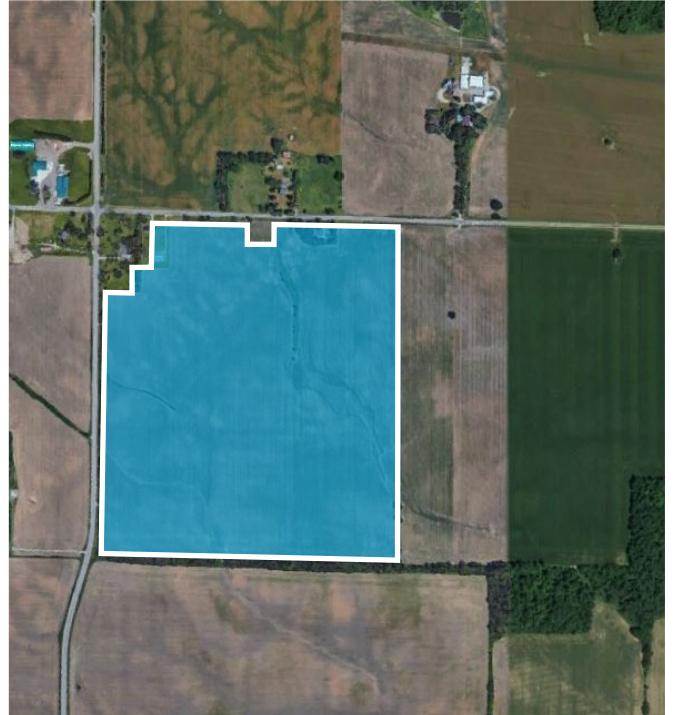
ARN 341800000618100

Measurements 1754.85FT. X 2012.07FT. X 2239.04FT.
X 466.12FT. X 134.02FT. X 122.63FT.
X 56.46FT. X 134.02FT. X 924.01FT. X
328.34FT. X 164.45FT. X 164.69FT. X
255.73FT.

Site 98.485 Acres (GEO)

Zoning OS1

Legal Description PT LT 13 CON S EDGEWARE RD
YARMOUTH AS IN E312943; CENTRAL
ELGIN



Property Photos



FUTURE VOLKSWAGEN PLANT

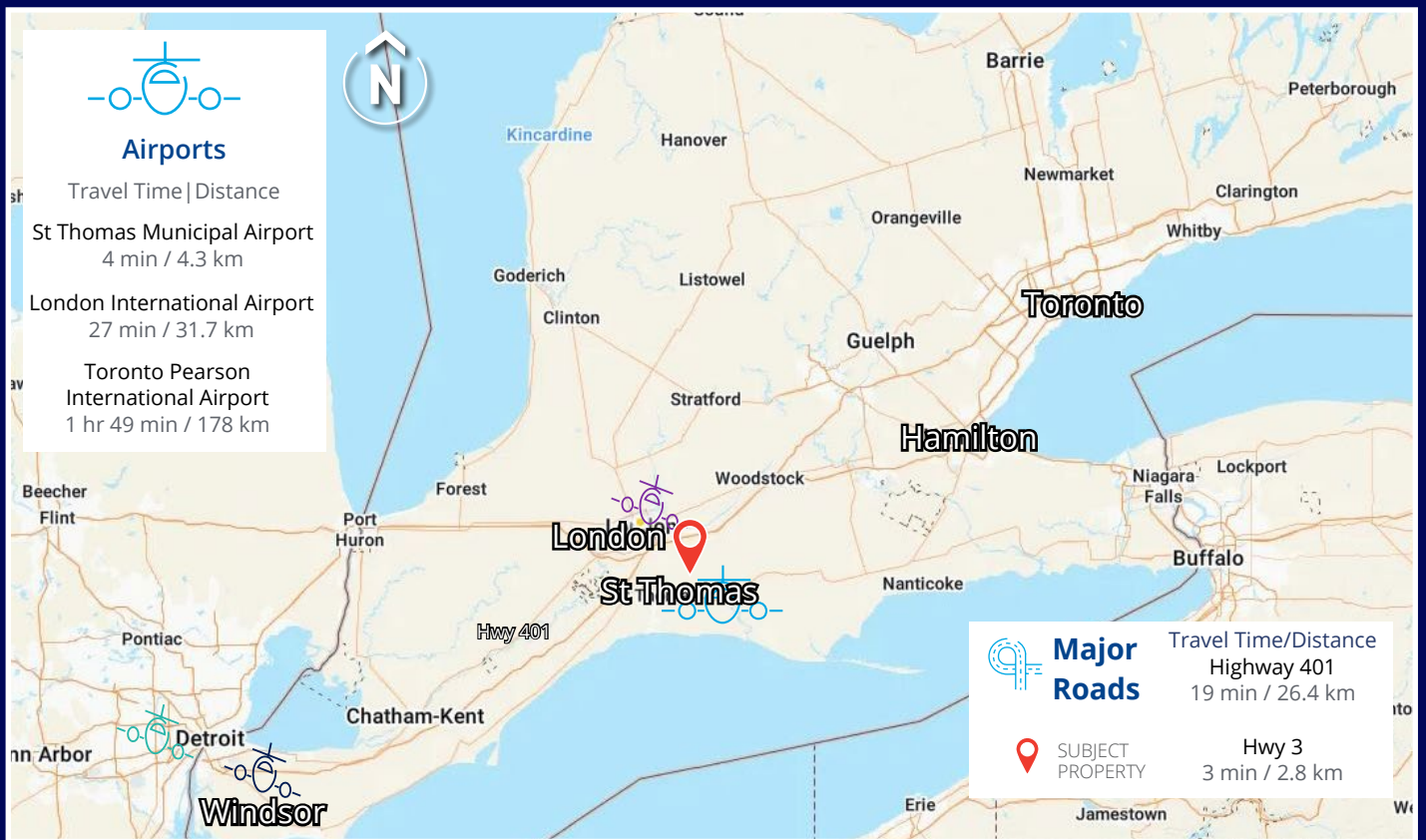
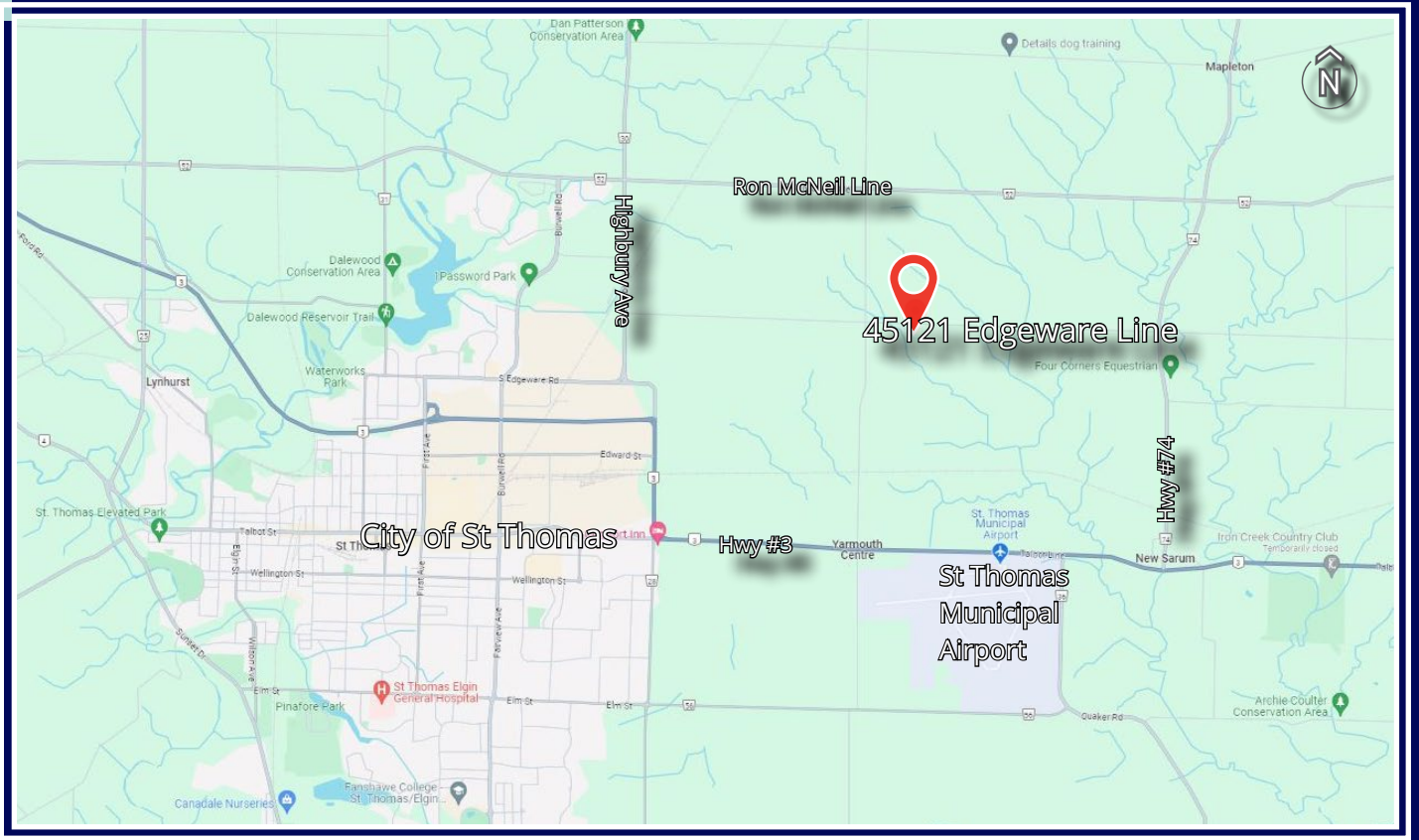


FUTURE VOLKSWAGEN PLANT

Property Photos



Property Location



Property Zoning OS1 Z

PERMITTED USES

No person shall erect or use any building (where permitted) or structure (where permitted), or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any variation for any use other than the following uses: (Z-1-051390)

OS1

The following are permitted uses in the OS1 Zone variation:

- a) Conservation lands;
- b) Conservation works; (Z-1-051390)
- c) Cultivation of land for agricultural/horticultural purposes;
- d) Golf courses;
- e) Private Parks;
- f) Public Parks;
- g) Recreational golf courses;
- h) Recreational buildings associated with conservation lands and public parks (Z-1-051390)
- i) Campground; (Z-1-051390)
- j) Managed forest (Z-1-051390)

Nearby Amenities



Welcome to the Municipality of Central Elgin, a vibrant community located in Southwestern Ontario on the picturesque shores of Lake Erie. Our community is made up of several unique neighborhoods, each offering its own unique charm and attractions. Whether you're an adventure seeker looking to golf, hike, or enjoy a peaceful evening stroll on the beach, or a foodie interested in fine dining and local vineyards, Central Elgin has something for everyone. Our community is also home to a rich history and a thriving farming industry.

Established in 1998 through the merger of the Township of Yarmouth, the Village of Belmont, and the Village of Port Stanley, Central Elgin is now part of the London census metropolitan area. We invite you to come explore all that our community has to offer and discover why Central Elgin is the perfect place to live, work, and play.

View more on
[ColliersCanada.com](https://www.collierscanada.com)

RECO
Information Guide



For more information about this property please contact:



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