

ELM STREET
AYLMER, ONTARIO

Colliers
Shop(Open in Winter)



White Street

Elm Street

Prime Industrial Land in Aylmer For Sale

Offering Price

\$1,275,000 4.26 Acres

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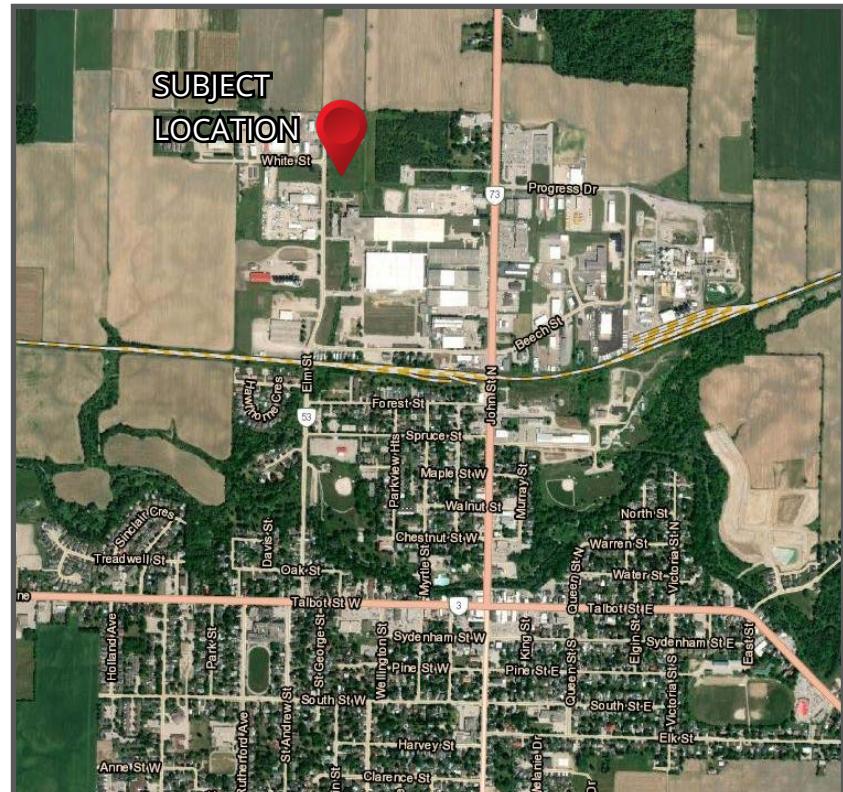
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Property Details

Prime Industrial Land in Aylmer - 4.26 Acres (M2 Zoning) An exceptional opportunity to acquire 4.26 acres of industrial land, zoned M2, and strategically located near the newly developed AIM Business Park in Aylmer. This property offers a versatile development opportunity for a wide range of industrial uses. With high visibility and easy access, this site benefits from its proximity to major transportation routes, making it ideal location for warehousing, manufacturing, or other industrial operations. Flat and vacant, the land is ready for immediate development, subject to necessary approvals.



Address	Elm Street, Aylmer, ON
Municipality	Aylmer
ARN	341103000005400
PIN	353000324
Zoning	M2
Lot Front	491 FT
Lot Depth	380 FT
Site	4.26 Acres
Measurements	11.76ft. x 7.23ft. x 394.02ft. x 370.85ft. x 491.48ft. x 380.94ft. x 95.75ft.
Legal Description	PART OF LOT 82 CON NTR MALAHIDE DESIGNATED AS PARTS 1 & 2, 11R8979; S/T EASE OVER PART 1, 11R8979 AS IN E377669 & E389113 TOWNSHIP OF MALAHIDE
Asking Price	\$1,275,000



Property Zoning

SECTION 21. FARM INDUSTRIAL (M2) ZONE

The Farm Industrial (M2) Zone applies primarily to agriculturally related commercial and industrial uses on lands designated 'Agricultural' in the Municipality's Official Plan. Permitted uses include abattoirs, agricultural sales establishments, feed mills, grain handling facilities and livestock marketing yards. The Official Plan permits agriculturally related commercial and industrial uses in areas designated 'Agricultural' where it is necessary that they be in close proximity to agricultural operations or where the potential for conflict makes such uses unsuited to settlement areas. Standards apply with respect to lot area, lot frontage, setbacks from property lines and lot coverage. Buffering, landscaping, surface drainage and parking areas are usually addressed separately as a matter of site plan control.

21.1 GENERAL USE REGULATIONS

21.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Farm Industrial (M2) Zone except for the following purposes:

abattoir

agricultural sales establishment

animal clinic

animal hospital

cannabis cultivation and processing

commercial grain handling facility

estate winery

farm equipment sales and service

feed mill

food processing plant

general industrial use for farm equipment, machinery and products

livestock sales and marketing yard

outside storage as an accessory use

retail store as an accessory use

Property Location



Aylmer, Ontario, is an emerging hub for industrial land investment, strategically positioned in Southwestern Ontario, making it an attractive location for commercial real estate. The town benefits from its proximity to major transportation routes like Highway 401, connecting it to key regional markets and providing easy access to the Greater Toronto Area (GTA) and other provincial and international trade corridors. This accessibility enhances its appeal for businesses looking for logistics and distribution capabilities.

The local economy is diverse, with a solid presence of manufacturing, agriculture, and services, creating a stable demand for industrial space. Additionally, Aylmer's competitive land prices compared to nearby cities and towns make it an appealing option for investors looking to expand or develop industrial properties. With ongoing municipal support for economic growth, infrastructure development, and zoning flexibility, Aylmer offers favorable conditions for both small and large-scale industrial projects. As the town continues to grow, demand for commercial and industrial real estate is expected to rise, making it an ideal location for long-term investment opportunities. For investors, Aylmer presents a promising blend of affordability, connectivity, and a supportive business environment.

Aylmer, Ontario, is home to a diverse range of commercial, manufacturing, and industrial companies. Here are some notable businesses contributing to the town's economic vibrancy:

MANUFACTURING

Aylmer Machining & Welding
White, Glen Investments Ltd
Glen White Industries Ltd
Pakfab Engineered Solutions Corp
Tecumseh Products of Canada, Limited
Innovative Quality
Rem-Tech Industries Inc
McMaster, J.B. Foods Limited
Canada Trailers Manufacturing Limited
Alco Energy Canada Corp
DMT Creative Enterprises
Pinecroft Pottery

SERVICES

Peters Plumbing
Aylmer Police Service
Hills Clinic Pharmacy
Aylmer West Post Office
Universal Corporation Of Canada (Realty) Ltd – Real Estate
Graham Scott Enns
Joan's Fancy Ragdoll House – Pet Breeding
Aylmer Chinese Medicine & Acupuncture Inc
Pinecroft Ceramics Art Studio Ltd – Art Studio
The McKeen Restaurant

Tim Hortons
Snack City Distribution

These businesses exemplify Aylmer's economic diversity, encompassing manufacturing, services, retail, and more.

For more information about this property please contact:

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