

# 95 Caradoc Street S

STRATHROY | ONTARIO



FOR SALE | PRIME RETAIL DEVELOPMENT SITE

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**CBRE**

# PROPERTY INFORMATION

## PROPERTY DETAILS

Prime retail development site, located on the corner of Caradoc Street S and English Street directly adjacent to the Starbucks and KFC development.

## SALE INFORMATION

LOT SIZE

0.198 Acres

FRONTAGE

66.17 Feet along Caradoc Street S

ZONING

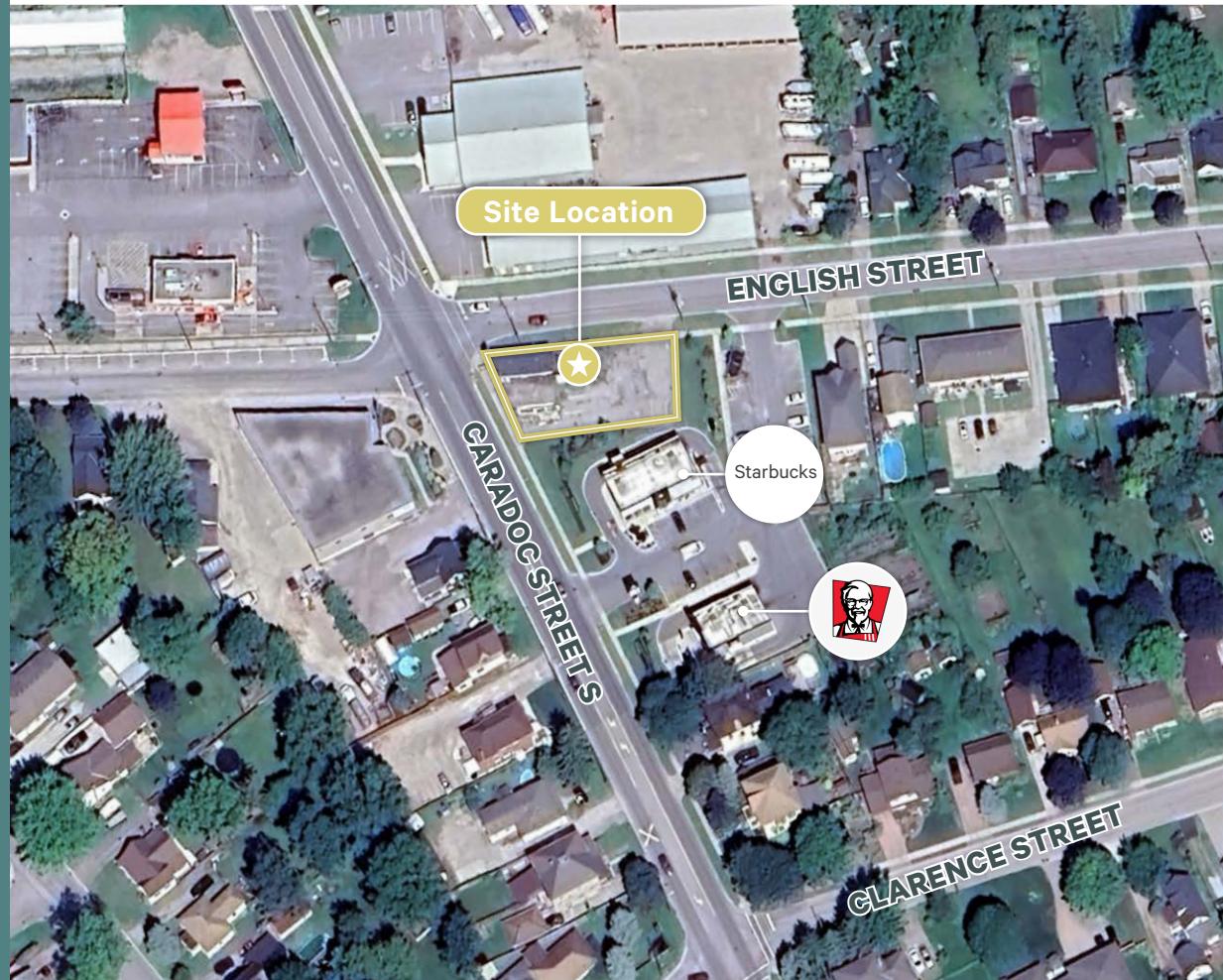
General Commercial 1

PROPERTY TAXES

\$3,065.52 (2024)

SALE PRICE

Contact Listing Agent



## 2024 DEMOGRAPHICS SNAPSHOT

WITHIN 5KM

POPULATION

20,917

CHANGE IN POPULATION (2019-2024)

17.3%

# OF HOUSEHOLDS

8,056

AVERAGE HOUSEHOLD INCOME

\$93,507

# ZONING INFORMATION

## GENERAL COMMERCIAL 1

### Permitted Uses:

- Arena/Hall
- Clinic
- Club
- Commercial Use
- Custom Workshop
- Day Care Centre
- Day Care Centre, Adult
- Dry Cleaning Establishment
- Dwelling, Apartment
- Dwelling Unit
- Financial Institution
- Funeral Home
- Hotel
- Laundry Establishment
- Office, Professional
- Personal Service Establishment
- Place of Entertainment
- Recreational Facility
- Restaurant
- Retail Store
- Retail Store, Antique
- Retail Store, Apparel & Accessories
- Recreation Facilities
- Personal Care Establishment
- Retail Store, Book & Music
- Retail Store, Brewing
- Retail Store, Arts & Crafts
- Retail Store, Duplication
- Retail Store, Florist
- Retail Store, Food
- Retail, General
- Retail Store, Gifts & Novelty
- Retail Store, Hardware
- Retail Store, Home Appliances
- Retail Store, Home Decoration
- Retail Store, Home Furnishings,
- Retail Store, Jewellery
- Retail Store, Large Format
- Retail Store, Liquor, Beer & Wine
- Retail Store, Pet
- Retail Store, Pharmacy
- Retail Store, Thrift / Charity
- Retail Store, Video Rental
- School, Commercial
- Shopping Centre
- Taxi Service
- Theatre / Cinema
- Veterinary Clinic

### For more information, please contact:

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