



461
 SECOND STREET
 LONDON ONTARIO

Development Site
 For Sale

\$3,100,000



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Property Summary

Colliers is pleased to offer for sale 2.96 acres of prime development land close to Fanshawe College Campus, and easily accessible to London International Airport and Highway 401. Formerly a brownfield site, which has been partially remediated (2.28 acres), the zoning allows for cluster townhouses and cluster stacked townhouses with up to approximately 40 units per hectare. It's close proximity to Fanshawe College Campus makes it an excellent opportunity for student housing. The City of London is currently reviewing the number of bedrooms allowed for student housing in near campus neighborhoods. If approved, there is a possibility to allow up to 5 bedrooms per unit.



Property Details

Subject Property

461 Second Street London, ON
Parcel 1 & 2

PIN

081070358 / 081070357

ARN

393603026005500 /
39360302005502

Zoning

R5-4

Property Size

2.28 Acres (Parcel 1)

0.68 Acres (Parcel 2)

2.96 Acres Total

Legal Description (Parcel 1)

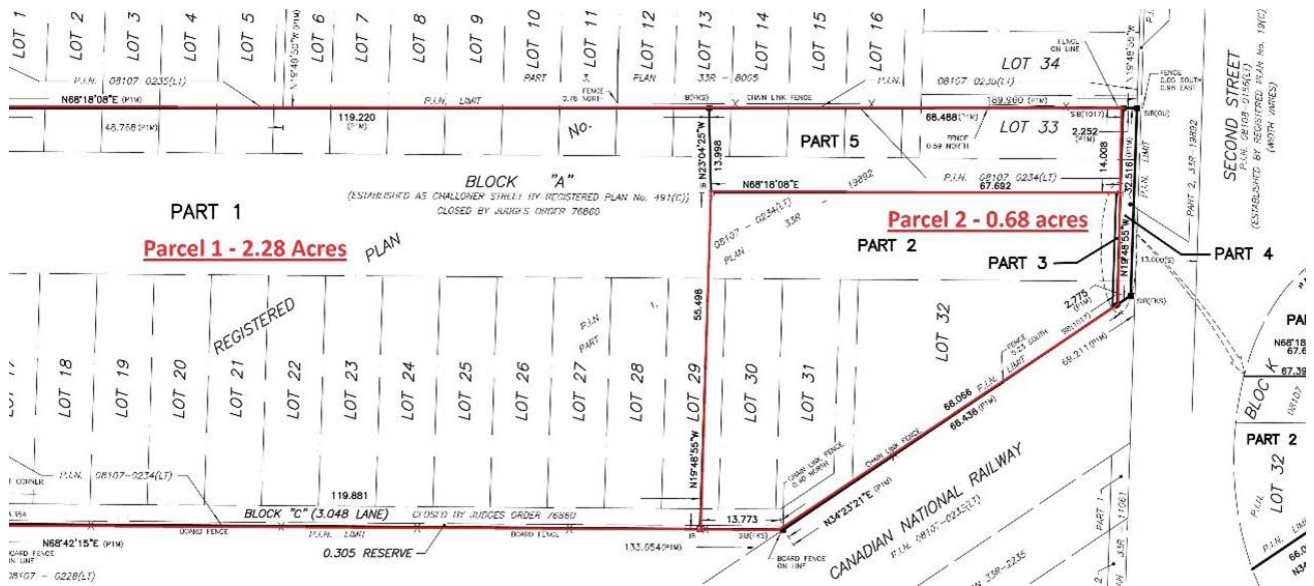
PART LOTS 1 TO 13 INCLUSIVE, ALL LOTS 17 TO 28 INCLUSIVE, PART LOTS 29 AND 33, PART BLOCKS A AND C AND PART SOUTHERLY 1' RESERVE PLAN 491; PART LOTS 13 TO 16, PART LOT 33, PART BLOCKS A AND B PLAN 491 DESIGNATED PARTS 1 AND 5, PLAN 33R21661 SUBJECT TO AN EASEMENT OVER PART 5, PLAN 33R21661 IN FAVOUR OF LOTS 30 AND 31, PART LOTS 29, 32, PART BLOCKS A AND C AND PART SOUTHERLY 1' RESERVE PLAN 491 BEING PART 2, PLAN 33R21661 AS IN ER1536249 CITY OF LONDON

Legal Description (Parcel 2)

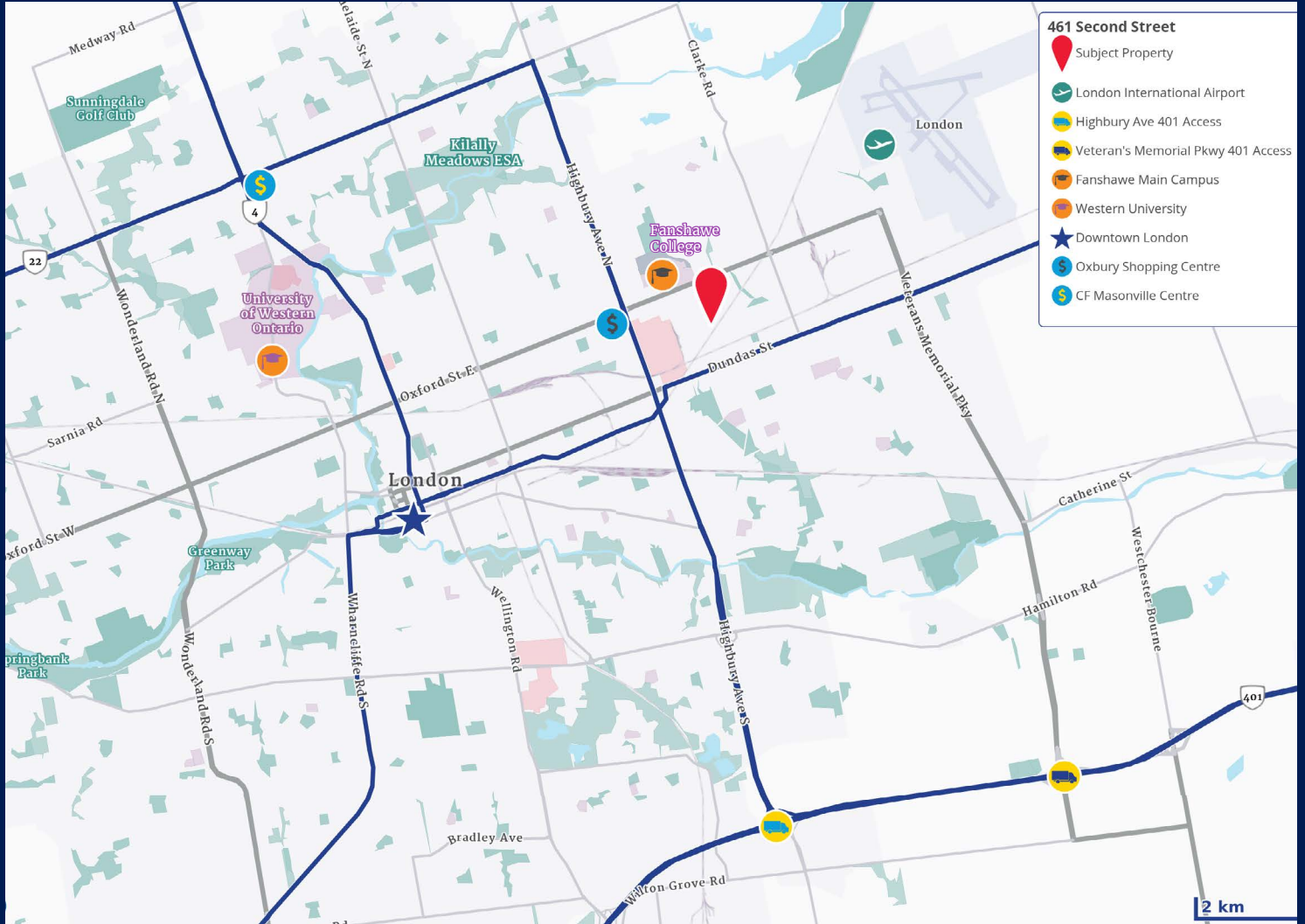
LOTS 30 AND 31, PART LOTS 29 AND 32, PART BLOCKS A AND C, AND PART SOUTHERLY 1' RESERVE PLAN 491 DESIGNATED PART 2, PLAN 33R21661 TOGETHER WITH AN EASEMENT OVER PART LOTS 13 TO 16, 33, PART BLOCKS A AND B PLAN 491 BEING PART 5, PLAN 33R21661 AS IN ER1536249 CITY OF LONDON






Conceptual Site Plan



Property Location



Travel Time & Distance to:	
	Highway 401
	12 min 9.4 km
	Fanshawe College
	4 min 1.4 km
	London International Airport
	8 min 5.1 km

Property Zoning R5-4 Z

GENERAL PURPOSE OF THE R5 ZONE

This R5 Zone provides for and regulates medium density residential development in the form of cluster townhouses. Different intensities of development are permitted through the use of the seven zone variations. Density provisions range from 25 units per hectare (10 units per acre), designed to accommodate townhousing development adjacent to lower density areas, to 60 units per hectare (24 units per acre) for inner city areas and locations near major activity centres. The higher density zone variation has been designed to accommodate stacked townhouses. The middle range zone variations are designed for most suburban townhousing developments.

PERMITTED USES

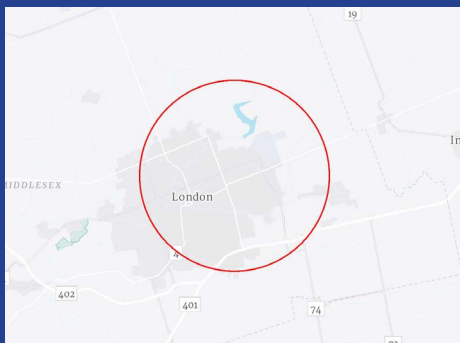
No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used in any Residential R5 Zone variation for any use other than the following uses:

- A) Cluster townhouse dwellings;
- B) Cluster stacked townhouse dwellings.

Demographic Trends

Demographic Trends & Key Indicators

461 2 St, London, Ontario, N5V 2B1 | 0 - 10 km radius



360,305	150,972	2.4	38.2	CA\$79,298	53.7%	197,937	180,158	17,779
Population	Households	Avg Household Size	Median Age	Median Household Income	Tenure: Owned	Workforce Population	Employed	Unemployed

Average Annual Household spending



CA\$102,017

Household Expenditures



CA\$15,268

Principal Accommodation (Shelter)

Population by Generation



28,417

Silent Generation: born 1975 and before



80,093

Baby boomers: born between 1946 and 1964



62,395

Generation x: born between 1965 and 1980



89,903

Millennials: born from 1981 to 1998



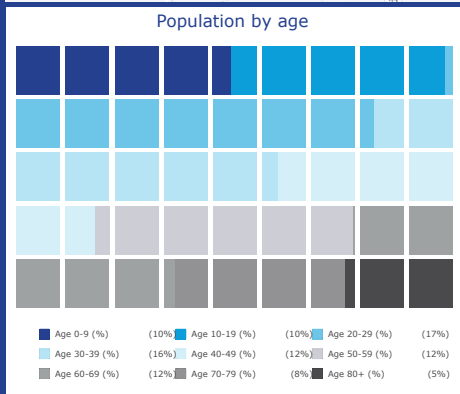
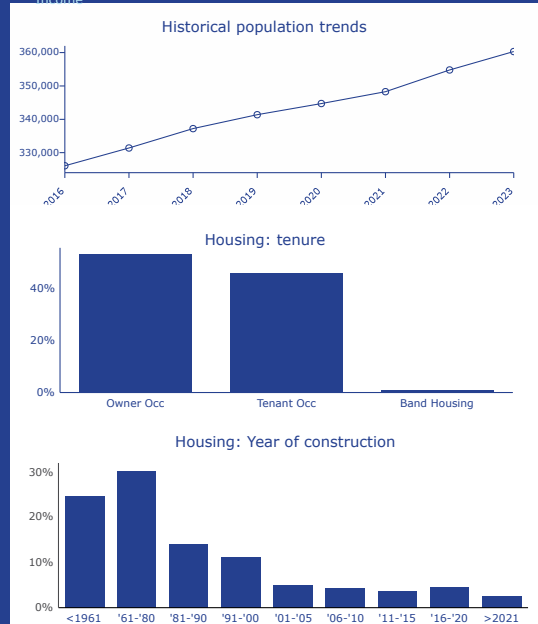
82,690

Generation z: born from 1999 to 2016



16,807

Alpha: born 2017 to present

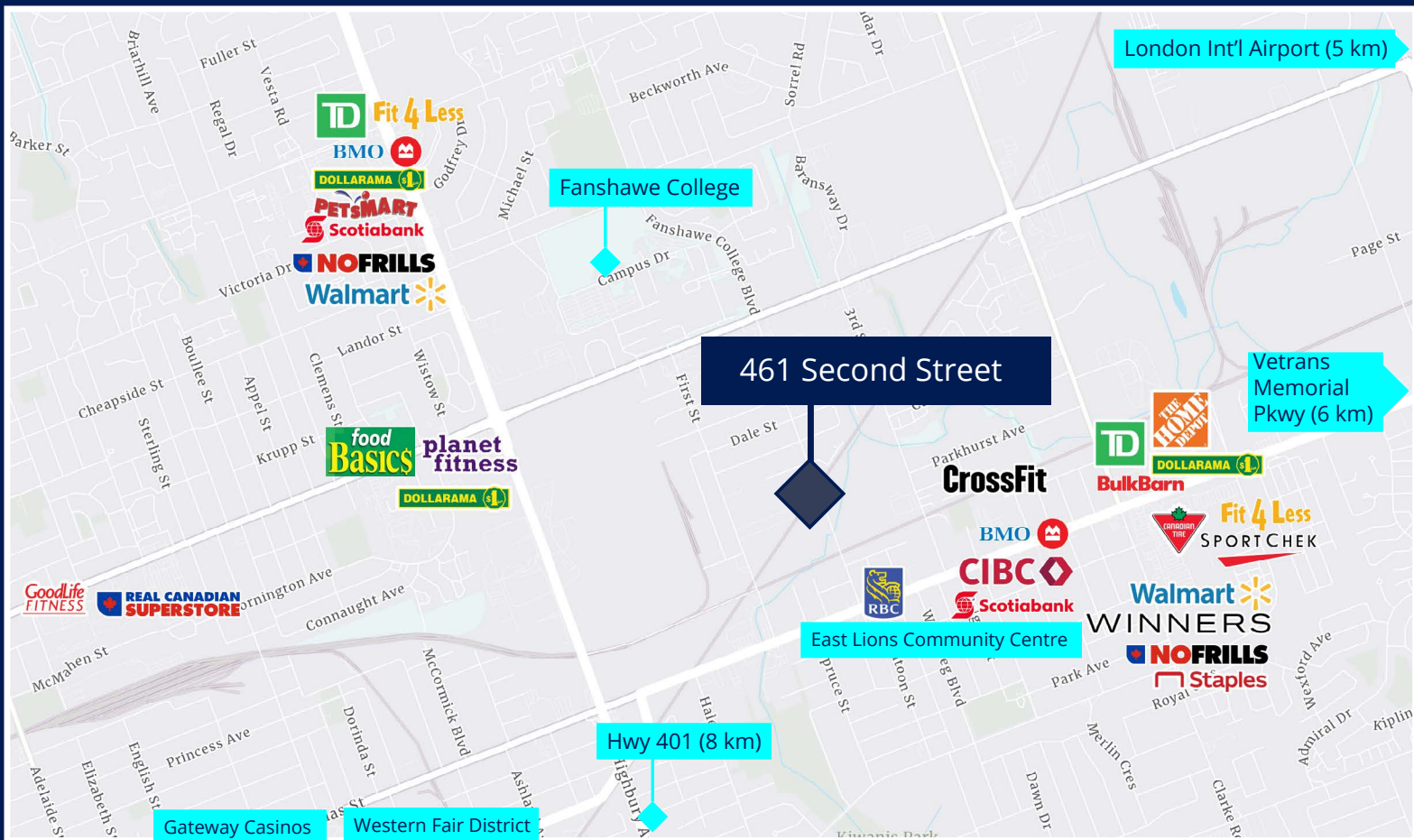


Environics, Environics 2021 Time Series

Nearby Amenities



London, Ontario, a lively and energetic city, flourishes with its diverse mix of venues, events, attractions, and festivals, which are crucial to its identity and economic success. Located near the intersection of Oxford Street and Highbury Ave, the area offers a rich selection of shopping and dining experiences, featuring both well-loved local spots and exciting new finds.



[Confidentiality Agreement](#)

[RECO Information Guide](#)

For more information about this property please contact:



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