



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR SALE

Lot 1 – Progress Drive

Aylmer, Ontario N5H 2B6



0.904
Acres

Progress Drive

Imperial Road (Highway 73)

PRIME COMMERCIAL DEVELOPMENT LAND / LOT

ASKING PRICE \$220,000

- Located directly beside No Frills Grocery Store
- Access and exposure onto Imperial Road (Highway 73)
- Site Area – approximately 0.904 acres
- Owned by Municipality
- Flat Site
- Development must occur within (1) one year after purchase
- Services – Fully serviced to the Lot Line with Municipal Water, Sanitary Sewers, Storm Sewers
- Zoned C5 – Business Park Commercial
Permits a wide range of uses, such as, automotive uses, convenience store, drive-thru facility, funeral home, general office, appliance store, home & auto supply, etc...

Tyler Desjardine
Sales Representative

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**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

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*Independently Owned and Operated /
A Member of the Cushman & Wakefield Alliance*



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STRATEGICALLY LOCATED

Aylmer is strategically positioned in Southwestern Ontario with ready access to the 400 series highways, Buffalo and Detroit borders, and the major airports in London and Toronto

INFRASTRUCTURE AND HOMETOWN SERVICE

Aylmer has quality infrastructure with a capacity to deliver almost unlimited resources for business customers. Water is received from Lake Erie and telephone service and natural gas is provided by local suppliers

VIBRANT SMALL – TOWN ATMOSPHER

Community spirit and pride are hallmarks of our urban town. Our quality lifestyle combines the best of rural relaxation and urban services – the perfect place to raise a family and to retire

FULLY SERVICED BUSINESS PARK

Excellent opportunities are available in our fully-serviced business park. Lots include flexible configurations and sizes – ideal for any size of operation



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