



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR SALE**

Lot 2 – Progress Drive

Aylmer, Ontario N5H 2B6



Imperial Road ( Highway 73 )



## PRMIE COMMERCIAL / INDUSTRIAL DEVELOPMENT LAND

### Asking \$35,000 per Acre – M2

- ✓ Up to approximately 6 Acres
- ✓ Zoned: M2

### Asking \$40,000 - \$75,000 per Acre – C5 & M2

- ✓ Up to approximately 9 Acres
- ✓ Dual Zoned: C5 and M2

- Located directly beside No Frills Grocery Store
- Site access via Progress Drive, just a short distance to Imperial Road (Highway 73).
- Site Area – Up to 15 acres
- Currently 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

**Tyler Desjardine**  
Sales Representative

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WAKEFIELD**

Southwestern Ontario

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[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

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



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Southwestern Ontario

# FOR SALE

Lot 1 – Progress Drive

Aylmer, Ontario N5H 2B6



### 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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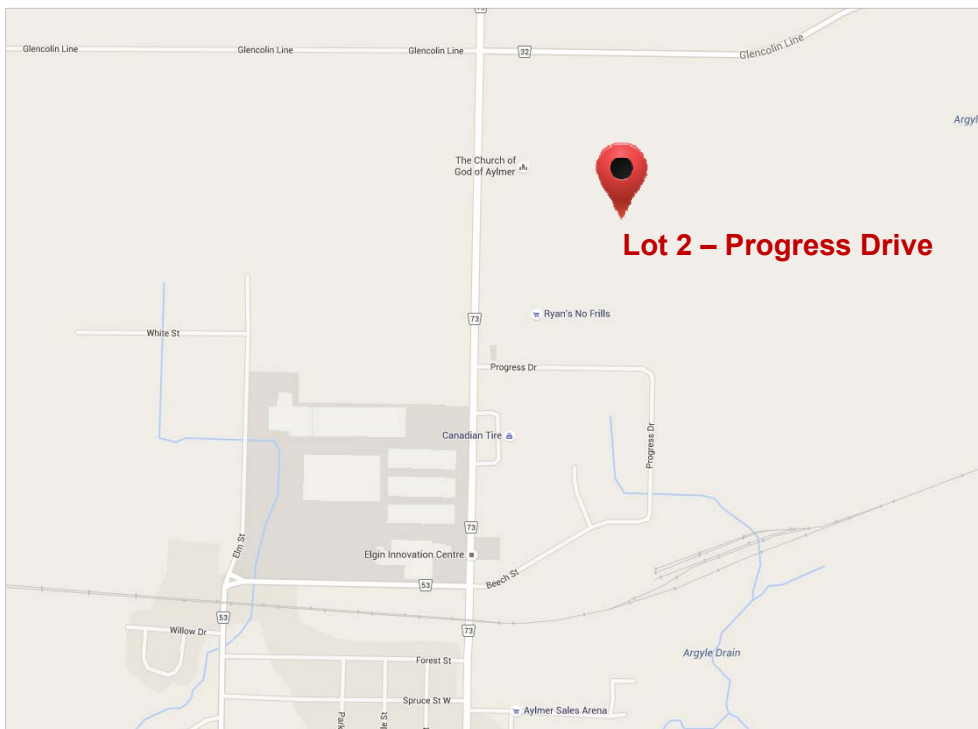
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**Lot 2 – Progress Drive**