



PRMIE INDUSTRIAL DEVELOPMENT LAND

ASKING PRICE \$35,000 per Acres

- ✓ Up to approximately 12 Acres
- ✓ Zoned: M2 – Heavy Industrial
Permits a wide range of uses
- Located directly beside No Frills Grocery Store
- Site access via Beech Street with quick access to Imperial Road (Highway 73). Direct exposure to Beech Street.
- Site Area – Up to 12 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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**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

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A Member of the Cushman & Wakefield Alliance*



CUSHMAN & WAKEFIELD

Southwestern Ontario

FOR SALE

Lot 3 – Beech Street

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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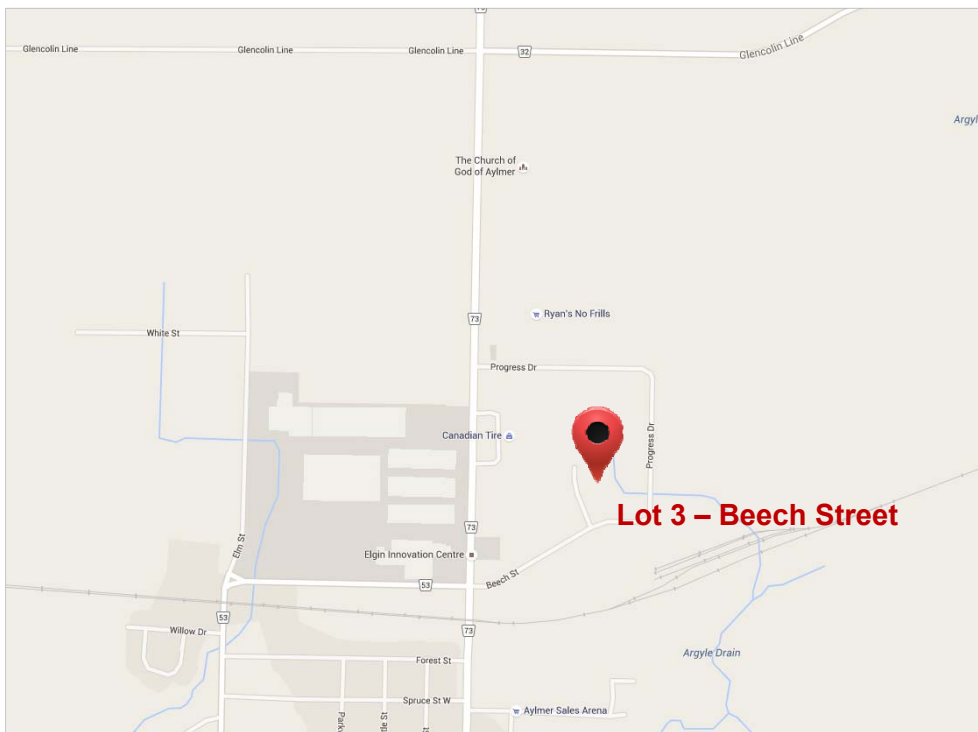
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