



FOR SALE | VACANT CORNER LOT WITH REDEVELOPMENT POTENTIAL

717

BROADWAY STREET, WYOMING, ON

Asking Price: \$269,000



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$269,000

PROPERTY HIGHLIGHTS

Rare opportunity to purchase a vacant corner lot with potential for redevelopment. This property boasts excellent accessibility, making it a prime location for a variety of redevelopment projects. The land is primarily flat, simplifying the construction process and reducing site preparation costs.

- **Site Area:** Approx. 0.416 acres
- **Zoning:** Highway Commercial 2 (C2)
 - * The existing commercial zoning allows for several different uses including but not limited to: convenience store, laundromat, clinic, office and more (see the following page for details)
- **Taxes:** \$1,829 (2023)
- The parcel is surrounded by residential homes and is conveniently located near Holy Rosary Catholic Primary School
- Located approximately 20 kilometers from Sarnia, ON and situated one of the main intersections in Wyoming - this intersection is scheduled to receive a traffic light in 2024 (with a two-way stop sign currently servicing the intersection)



STRATEGICALLY LOCATED

On a main intersection in Wyoming, ON



COMMERCIAL ZONING

Permits a wide range of uses



REDEVELOPMENT POTENTIAL

Primarily flat land simplifying the construction process



CORNER LOT

Providing enhanced exposure from multiple directions

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PERMITTED USES

HIGHWAY COMMERCIAL 2 (C2) ZONE

Agricultural Implement Sales Establishment	Dry Cleaning Establishment	Motor Vehicle Service Establishment
Agricultural Service Establishment	Funeral Home	Motor Vehicle Repair Establishment
Animal Hospital	Garden Centre	Motor Vehicle Washing Establishment
Auction Hall	Gas Bar	Office
Bake Shop	Golf Driving Tee or Range	Parking Lot
Bakery	Golf Course, Miniature	Personal Service Establishment
Building or Contracting Establishment	Health/Recreational Facility	Place of Entertainment
Building Supply Establishment	Hotel	Private Club
Church	Laundromat	Restaurant
Clinic	Lumber Yard	Restaurant, Drive-In
Commercial Recreation Establishment	Marina	Service and Repair Shop
Commercial Storage	Marine Sales and Service Establishment	Travel Trailer Sales Establishment
Convenience Store	Motel	b) One Accessory Dwelling Unit: Existing Single Detached Dwellings
Day Nursery	Motor Vehicle Sales Establishment	c) Buildings, Structures and Uses Accessory to a Permitted Use

<https://www.plympton-wyoming.com/en/municipal-office/resources/Planning-Applications/Plympton-Wyoming-Zoning-Bylaw-March-2023-with-maps.pdf>

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PROPERTY IMAGES



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Sales Representative

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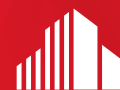
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