



FOR SALE | VACANT COMMERCIAL LAND

6114

COUNTY ROAD 46, COMBER, ON
Asking Price: \$465,000



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$465,000

PROPERTY HIGHLIGHTS

Rare opportunity to purchase vacant commercial land with the potential for various development options. This property boasts excellent accessibility, making it a prime location for a variety of uses. The land is flat and clear, simplifying the construction process and reducing site preparation costs.

- **Site Area:** Approx. 1.084 acres
- **Zoning:** Service Commercial (CS)
 - * The existing commercial zoning allows for several different uses including but not limited to: convenience store, office, laundromat, pharmacy and more (see the following page for details)
- **Taxes:** \$2,257.47 (2023)
- The property is bordered by residential homes to the west and north, and the “Tilbury Steel” warehouse to the east, with farmland situated across the street
- In close proximity to major highways, including Hwy 401, enhancing connectivity to Windsor, London, as well as other key regions in Southwestern Ontario
- The site offers easy access to the U.S. border via the Windsor-Detroit corridor, making it ideal for businesses with cross-border operations



STRATEGICALLY LOCATED

Benefiting from high traffic exposure



COMMERCIAL ZONING

Allowing a variety of uses



REDEVELOPMENT POTENTIAL

Flat and clear land simplifying the construction process



EXCELLENT HWY ACCESS

In close proximity to major highways including Hwy 401

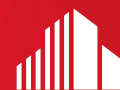
DAVID JONGERDEN

Sales Representative

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PERMITTED USES

SERVICE COMMERCIAL (CS)

| | | |
|--|--------------------------|---|
| Accessory dwelling unit(s) in combination with a non-residential use | Financial institution | Recreational vehicle sales, service and storage establishment |
| Animal clinic | Fitness centre | Retail establishment, convenience |
| Auction establishment | Funeral home | Service and repair establishment |
| Automobile rental establishment | Hotel | Shopping centre |
| Automobile repair establishment | Laundromat | Supermarket |
| Automobile sales and service establishment | Motel | Taxi establishment |
| Automobile service station | Nursery and garden store | Bus terminal |
| Automobile washing establishment, automatic | Personal service shop | Office |
| Building supply outlet | Pharmacy | Service trade establishment |
| Commercial school | Place of entertainment | Studio |
| Dry cleaning | Printing establishment | Wholesale establishment |
| Eating establishment | Retail establishment | Medical office |

<https://www.lakeshore.ca/en/business-and-development/resources/Documents/Zoning-By-law/Lakeshore-Zoning-By-law-2-2012---updated-Dec-2-2019.pdf>

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PROPERTY IMAGES



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