



FOR SALE | VACANT LOT WITH POTENTIAL FOR REDEVELOPMENT

60

HAZELTON STREET, LEAMINGTON, ON

Asking Price: Contact L.A.



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

PROPERTY HIGHLIGHTS

Opportunity to purchase a vacant lot with potential for a variety of redevelopment projects. This property offers excellent visibility and accessibility, with convenient access to key amenities, public transit, and major transportation routes. Situated just 2 minutes from downtown Leamington and near the central business district, it is an ideal location for businesses seeking a prime development site.

- **Site Area:** Approx. 0.205 acres
- **Taxes:** \$1,979.76 (2024 Est.)
- **Zoning:** Industrial Medium and Heavy Zone (M2)
 - * The existing zoning allows for several different uses including but not limited to: facilities for warehousing or storage uses, offices, retail stores, laboratories (see the following page for details)
- Strategically located in close proximity to Hwy 3, offering easy access to Windsor, Detroit, and other major urban centres, making the property well-suited for logistics, distribution, or industrial use



STRATEGICALLY LOCATED

2 Minutes to downtown Leamington



INDUSTRIAL ZONING

Permits a wide range of uses



REDEVELOPMENT POTENTIAL

Permitted uses include facilities for warehousing, offices and retail



EXCELLENT ACCESSIBILITY

In close proximity to Hwy 3, easy access to Windsor and Detroit

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ZONING DETAILS

INDUSTRIAL MEDIUM AND HEAVY ZONE (M2)

PERMITTED USES

Automotive uses consisting of automobile body shops and impound yards, tire repair shops

Truck or transport terminals, only where there is a permanent building and office provided in addition to loading, unloading, storage and parking

Sales and rental facilities for building supplies, lumber, bulk goods, equipment, communication

Facilities for warehousing or storage uses

Yard and shop facilities for contractors, tradesman shops, fishing and fish processing, machinists or welders, public utilities; appliance and machinery repairs

Accessory uses including, offices, showrooms, merchandising centres and retail stores or wholesale outlets, cafeterias

Facilities for light manufacturing including asphalt and concrete batching plants, heavy manufacturing, laboratories

Outside storage, in accordance with 4.37 of this By-law

BUILDINGS & OTHER STRUCTURES

Buildings and structures for the permitted uses

Accessory buildings and structures for the permitted uses, in accordance with subsection 4.1 of this By-law

https://ic9.esolg.ca/11140380_Leamington/en/municipal-services/resources/Zoning-By-law.pdf#page=196

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PROPERTY IMAGES



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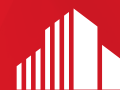
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