

CUSHMAN &
WAKEFIELD

FOR SALE

COMMERCIAL
DEVELOPMENT LAND

3373 & 3381

KING STREET

VINELAND, ON

TALLMAN DRIVE

KING STREET

VICTORIA AVENUE



PROPERTY OVERVIEW

LOCATION OVERVIEW

The subject property is located in Vineland's commercial centre, just north of King Street and west of Victoria Avenue. The Queen Elizabeth Expressway (QEW) is approximately 4.5 kilometres from the subject property allowing for easy access from other parts of the GTA especially St. Catharines located within 14km from the property.

DEVELOPMENT CONTEXT

The subject property is designated as General Commercial by the Town of Lincoln Official Plan and is zoned General Commercial (GC). Additionally, with a site area of 29,621 square feet, the property can accommodate a small commercial or mixed-use development. While the site's official plan designation is General Commercial, the designation allows for mixed use commercial and residential uses. It also states that new commercial development will be encouraged to include residential units as an integral part of any new development. As a result, we have reviewed commercial and residential land transactions within the surrounding area.

COMMERCIAL SERVICES

1. Avondale Food Store
2. Bloomingdeals Thrift Store
3. IDA - Hopkins Pharmacy
4. Vineland Home Hardware
5. Foodland
6. Sheila's Diner
7. Philbrick Farm & Garden Equipment
8. Meridian Credit Union
9. Vineland Home Hardware - Kitchen & Giftware
10. OH! Accessories

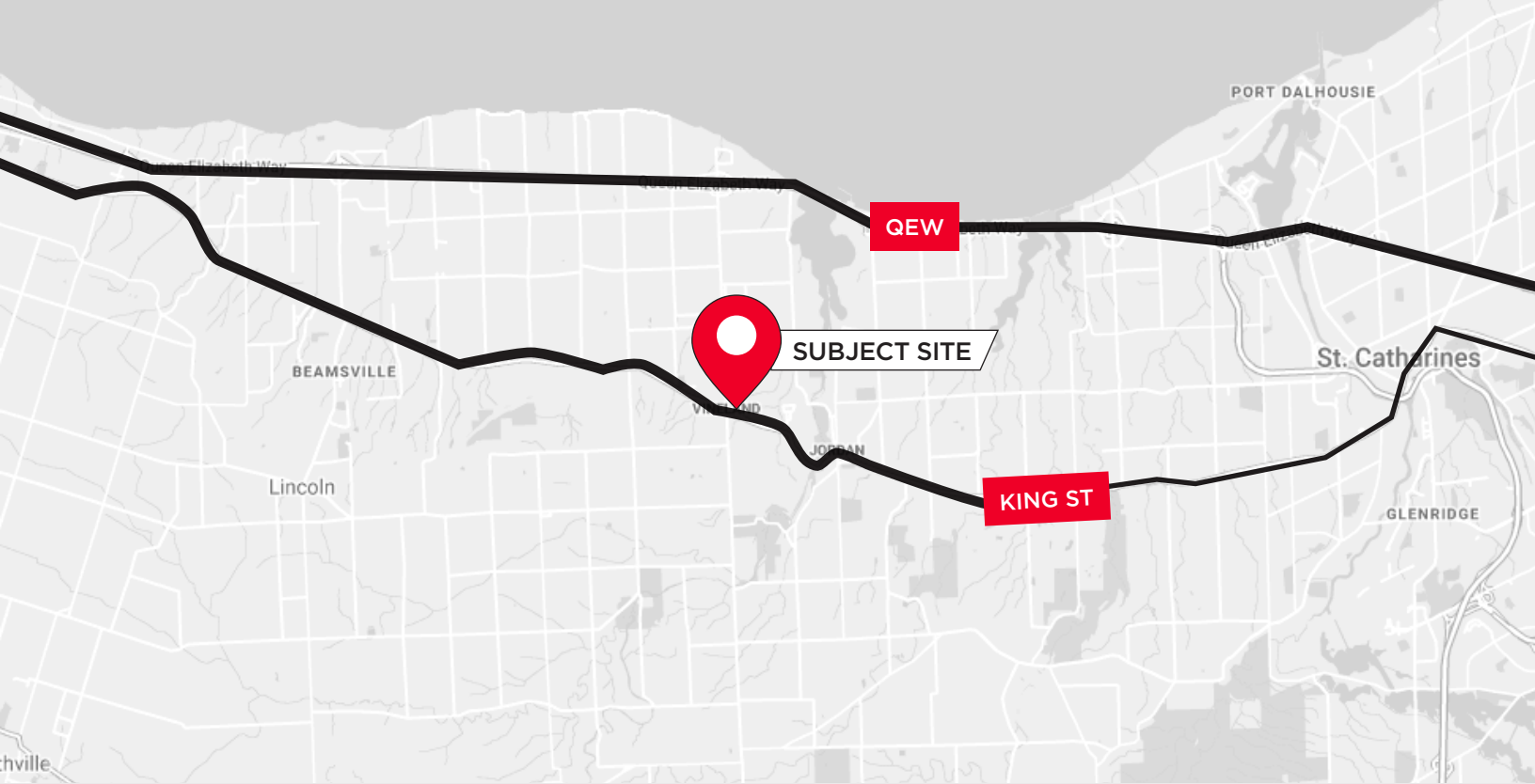
DRIVE TIMES

ST. CATHARINES	18 MINS
US BORDER at Lewiston-Queenston Bridge	22 MINS
HAMILTON	40 MINS
TORONTO	66 MINS

ASKING PRICE
\$625,000

PROPERTY DETAILS

MUNICIPAL ADDRESS	3373 & 3381 King Street, Vineland, Ontario
SITE AREA	0.68 acres / 29,621 square feet
FRONTAGE	224.2 feet
PINs	3373 King Street: 461340019 3381 King Street: 461340017
LEGAL DESCRIPTIONS	3373 King Street: PCL 122-2 SEC M2; PT LT 122 PL M2 PT 1 30R7312 AS CONFIRMED BY PL 30BA88; T/W PT LT 122 PL M2, PT 1 30R7413 AS IN LT134524; (S/T CL15195, RO35123 & LT105310), PL M2 IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT ; LINCOLN 3381 King Street: PCL 121-1 SEC M2 CLINTON; LT 121 PL M2 AS CONFIRMED BY PL 30BA88; PL M 2 IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT; LINCOLN
ZONING	General Commercial GC (CBD)
OFFICIAL PLAN	General Commercial
TAXES (2020)	3373 King Street: \$2,650.15 3381 King Street: \$4,072.62



OFFERING PROCESS

Upon the Purchaser executing a Confidentiality Agreement, Imperial Oil (“Imperial”) will provide the Purchaser access to a Confidential Data Room which will contain copies of relevant environmental reports completed by Imperial to date.

Imperial will consider the submission of Expressions of Interest (“EOI”) on Imperial’s standard form, a copy of which shall be provided to qualified purchasers. Interested parties shall submit the EOI, after review of the information in the data room, on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor’s standard Offer to Purchase (OTP) form. All Expressions of Interest must be received by the Vendor’s Exclusive Agent, Cushman and Wakefield, on a date to be provided by the listing agent.

EOI’s are to be delivered to:

CUSHMAN & WAKEFIELD ULC, BROKERAGE
c/o Dan Rogers & Jeff Lever
161 Bay Street, Suite 1500,
Toronto, Ontario M5J, 2S1

All inquiries regarding the Property or any information contained in this brochure should be directed to the Advisor as exclusive agents for the Vendor.

FOR MORE INFORMATION, CONTACT:

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**Broker *Sales Representative