



# Residential Development Opportunity

1697 Highbury Ave, London, Ontario

Asking price **\$1,750,000**

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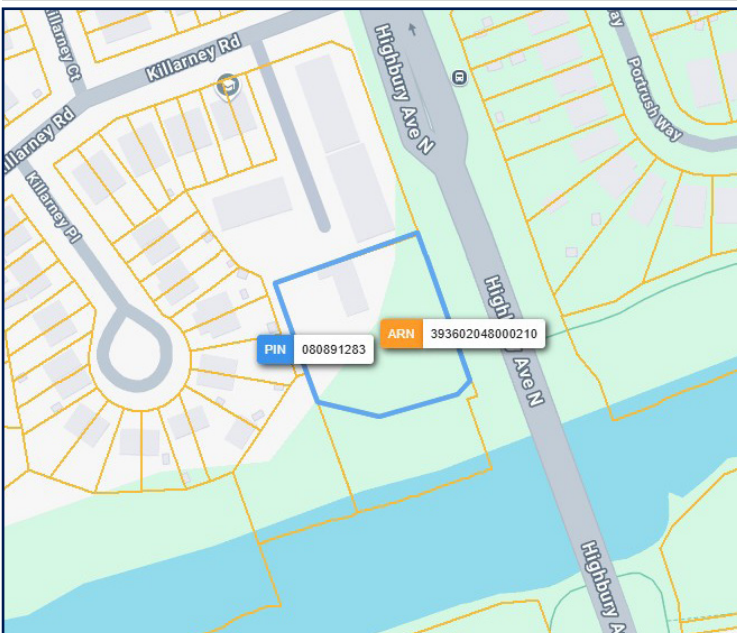
Accelerating success.



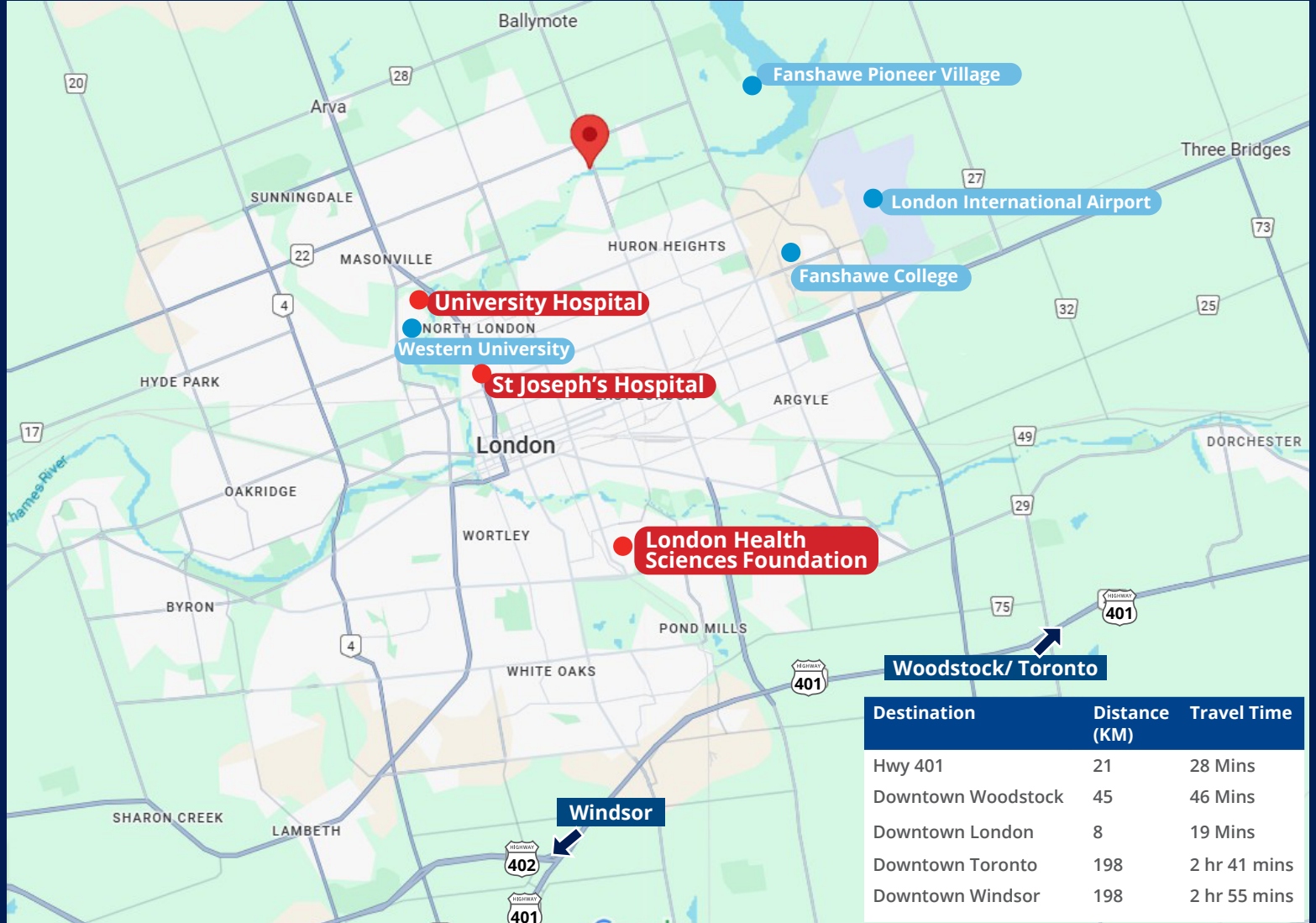
# Property Details

<b>Subject Property</b>	1697 Highbury AVE N
<b>Municipality</b>	LONDON CITY
<b>PIN</b>	080891283
<b>ARN</b>	393602048000210
<b>Site</b>	1.37 Acres (MPAC)
<b>Zoning</b>	R5-2/RO Restricted Office Cluster townhouse dwellings; Cluster stacked townhouse dwellings (MPAC)
<b>Measurements</b>	81.68ft. x 104.93ft. x 22.87ft. x 200.55ft. x 193.39ft. x 162.23ft.
<b>Legal Description</b>	PART LOT 9, CONCESSION 4, TOWNSHIP OF LONDON, PART 1 PLAN 33R21635 SUBJECT TO AN EASEMENT IN GROSS AS IN ER1547413 SUBJECT TO AN EASEMENT AS IN ER1554569 CITY OF LONDON

- 1.37-acre infill development site in North London
- Municipally approved for medium-density residential use
- Frontage of approximately 313 feet along Highbury Avenue
- Cleared and ready for construction
- Strong arterial exposure with high traffic counts ( $\pm 27,500$  AADT)
- Close proximity to Fanshawe College, Western University, and London International Airport
- Accessible via major routes including Highbury Ave and nearby Fanshawe Park Road
- Situated in the growing Northridge neighbourhood with nearby schools, parks, and commercial amenities



# Nearby Ammenities





## Contact us



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Information Guide

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