

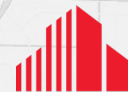


FOR SALE | PREMIER VACANT LAND DEVELOPMENT SITE

New Improved Asking Price: \$2,095,000 | Site Area: 0.654 Acres

**201
FRONT
STREET
NORTH**

Sarnia, ON



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

SARNIA INDIAN
RESERVE
NO. 45

New Improved ASKING PRICE: \$2,095,000

PROPERTY HIGHLIGHTS

Presenting a very rare opportunity to acquire a premier vacant land development site along Front Street North in downtown Sarnia, which overlooks the St. Clair River.

- **Site Area:** 0.654 Acres
- **Dimensions:** 220.14 ftx109.53 ftx215.41 ftx154.13 ft
- **Zoning:** D1-1 - Downtown Zone
- **Taxes:** \$11,900.20 (2025)
- Ideally suited for high-rise residential tower, mixed-use residential and commercial development, luxury condominiums or apartment rentals
- This site offers unparalleled potential for developers seeking to capitalize on Sarnia's vibrant downtown revitalization
- Bound to the south by the landmark First Sarnia Place, this site benefits from strong surrounding infrastructure, existing high-rise context, and a walkable, waterfront urban environment
- Note: The property is currently used for rental parking for the First Sarnia Place building. Parking rental income available until the site is developed
- Subject property a provision must be made to provide for and accommodate 30 parking spaces for the First Sarnia Place building



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