



**Price Improvement!**

0 Westminster Drive, London ON

44 Acres with  
Hwy 402 Exposure  
**For Sale** Asking: \$2,600,000  
\$3,100,000

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**Lisa Lansink, BA**  
Vice President | Broker  
+1 519 438 4300 EXT 205  
[lisa.lansink@colliers.com](mailto:lisa.lansink@colliers.com)

**Wayne DeVries**  
Broker  
+1 519 438 4300 EXT 216  
[wayne.devries@colliers.com](mailto:wayne.devries@colliers.com)

**Chris Kirwin, AACI, SIOR**  
President | Broker of Record  
+1 519 438 4300 EXT 201  
[chris.kirwin@colliers.com](mailto:chris.kirwin@colliers.com)

**Colliers Southwestern Ontario, Brokerage**  
649 Colborne St., Suite 200,  
London, ON N6A 3Z2

# Property Overview

**Asking: \$2,600,000**



**Well located with excellent exposure**



**Level site**



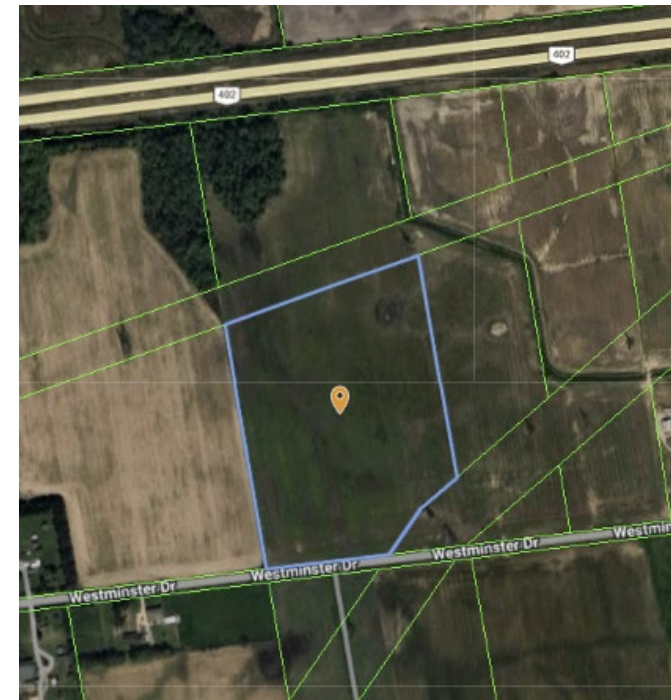
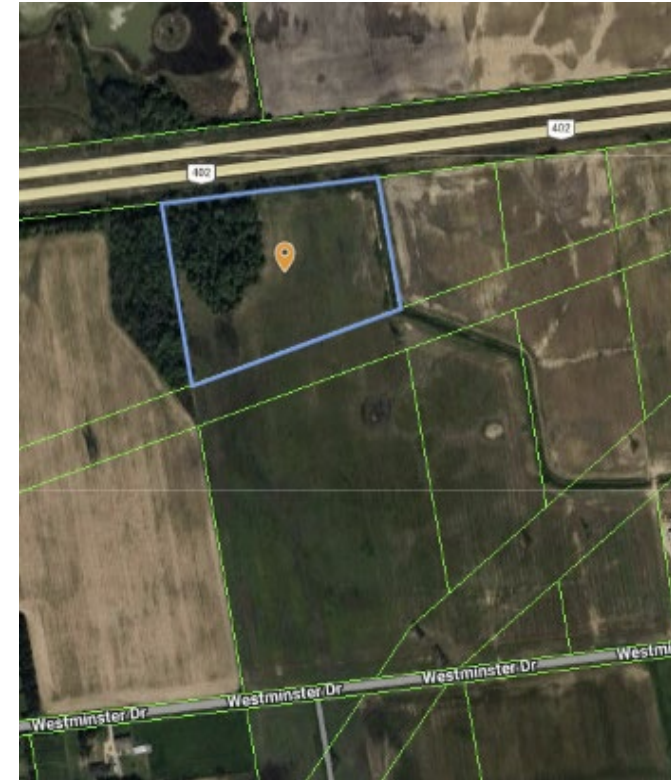
**Crop to remain with Seller**



**OS4 Zoning**

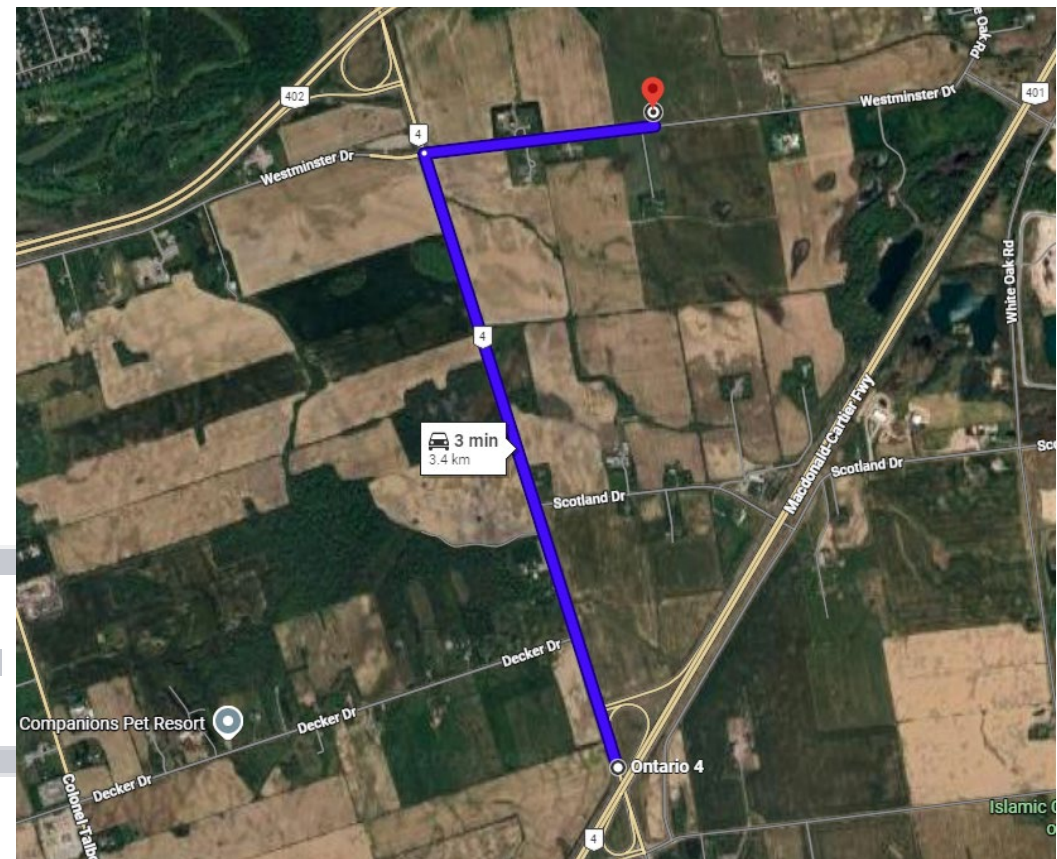
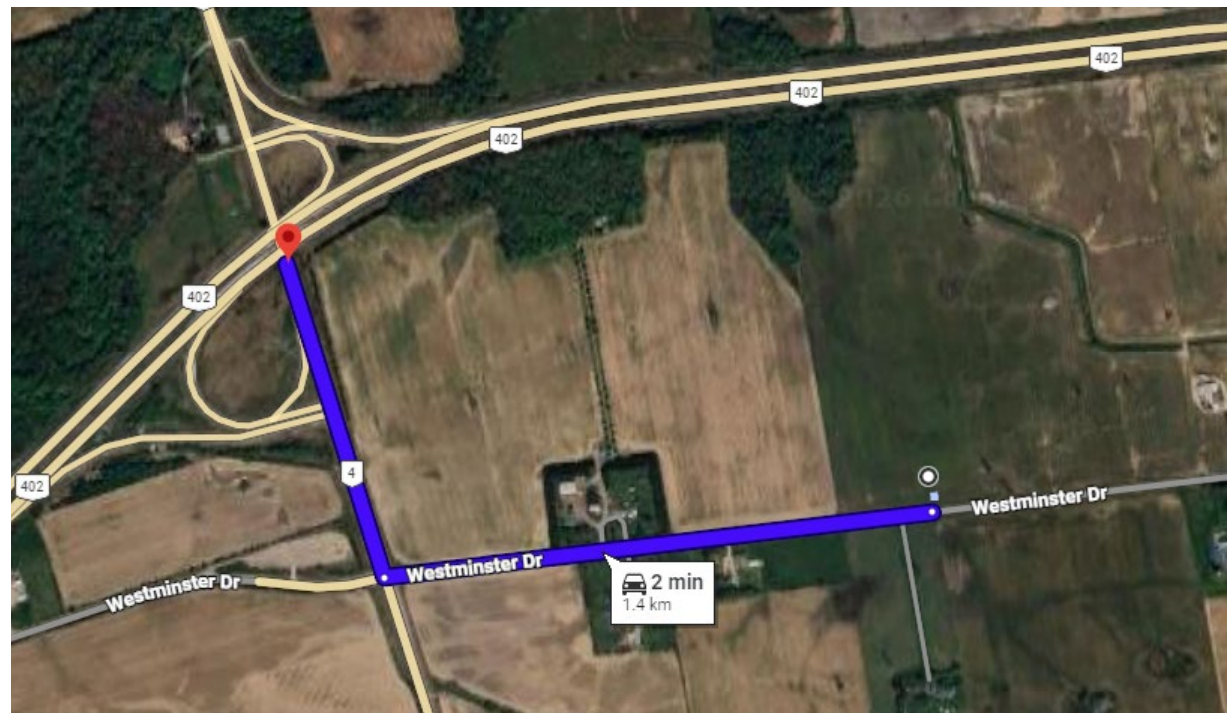
An exceptional opportunity to acquire just over 44 acres of future development land with direct exposure to Highway 402, offering approximately 987 feet of frontage along Hwy 402. The property provides outstanding connectivity, located just 2 minutes from the Hwy 402 interchange and 3 minutes from the Hwy 401 interchange, ensuring seamless access to major transportation corridors. Ideally situated near the new Amazon facility and only 15 minutes to the PowerCo plant, this location is positioned for future industrial or commercial development. The site is vacant and features flat topography.

<b>Address</b>	0 Westminster Drive London, ON N6L 1M8
<b>Legal Description</b>	PART LOT 23 CONCESSION 4 AS IN 636793; TOGETHER WITH 297720 & 142305; SUBJECT TO WU53343, WU47514; SUBJECT TO SPOUSAL INTEREST IN 594710; "DESCRIPTION IN 636793 MAY NOT BE ACCEPTABLE IN THE FUTURE" LONDON/WESTMINSTER
<b>Site Area</b>	44.018 Acres
<b>Category</b>	Agricultural
<b>Use</b>	Cash Crop
<b>Zoning</b>	OS4
<b>Area Influences</b>	Greenbelt/Conservation, Major Highway



# Location Overview

- 2 minutes from the Hwy 402 interchange.
- 3 minutes from the Hwy 401 interchange.
- Ideally situated near the new Amazon facility.
- Only 15 minutes to the PowerCo plant.
- This location is positioned for future industrial or commercial development.



0

Westminster Drive

London ON



# Property Zoning

## OS4 zone

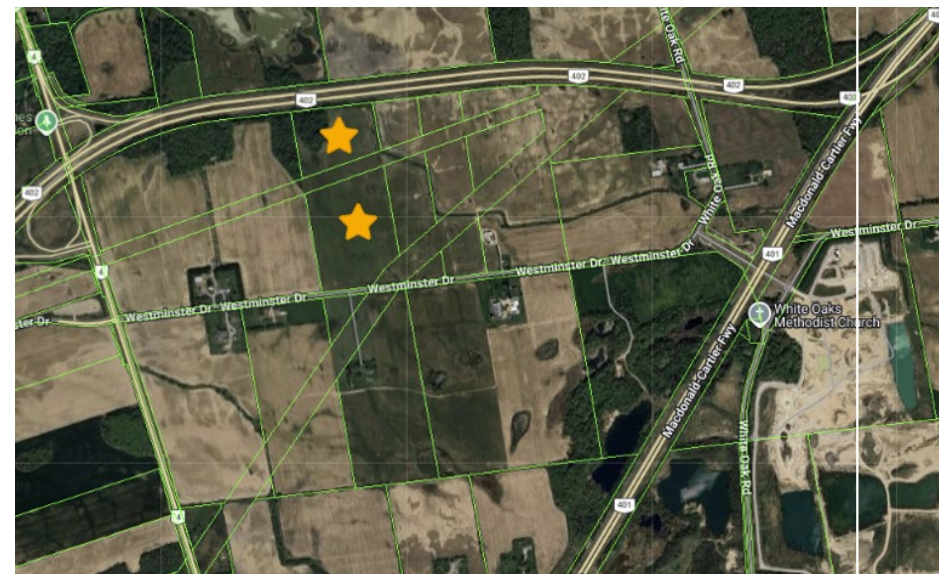
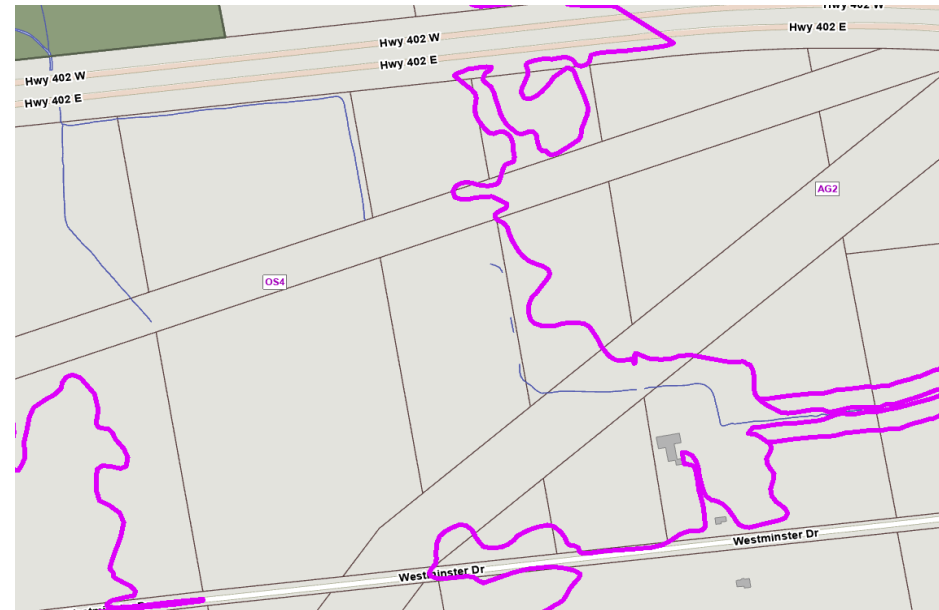
The OS4 Zone variation is intended to be applied to hazard lands; specifically the floodway, steep slopes and lands that may be subject to erosion as well as landfills and contaminated sites. Development within the OS4 Zone is regulated pursuant to the Conservation Authorities Act.

The variation is intended to provide for development of low impact recreational facilities that do not normally include structures or buildings, and require locations within or adjacent to the floodplain. Buildings may require floodproofing, dry and safe access, etc. if located in flood fringe areas, subject to the Conservation Authorities Act.

## OS4 Permitted Uses

The following are permitted uses in the in the OS4 Zone variation:

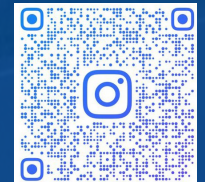
- a) Conservation lands;
- b) Conservation works (Z-1-051390);
- c) Golf courses without structures;
- d) Private parks without structures;
- e) Public parks without structures;
- f) Recreational golf courses without structures;
- g) deleted by Z-1-051390
- h) Cultivation or use of land for agricultural/horticultural purposes; (Z1-051390)





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