



Colliers

For Sale

Infill Development Land in Ingersoll

201-205 King Street West,
Ingersoll ON

Colliers Canada | London

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Colliers International London Ontario, Brokerage

Accelerating success.

Property Profile

Vacant infill site

Address	205 King St. West, Ingersoll, Oxford
Land Area	2.842 Acres
Frontage	300.00 FT
Official Plan	Medium Density Residential
Zoning	Residential R3-4 which permits residential development of 40 units and a maximum of 3 storeys

Asking

\$1,300,000



Zoning

Permitted uses

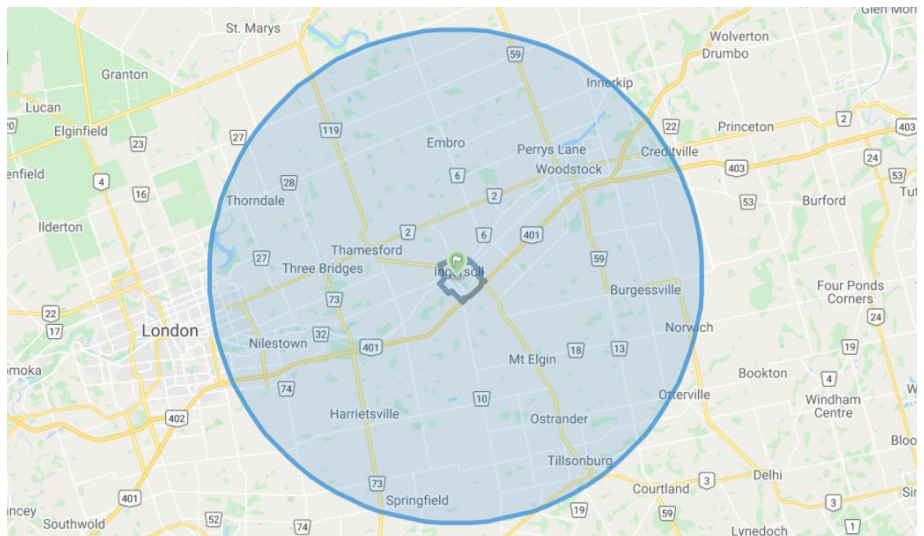
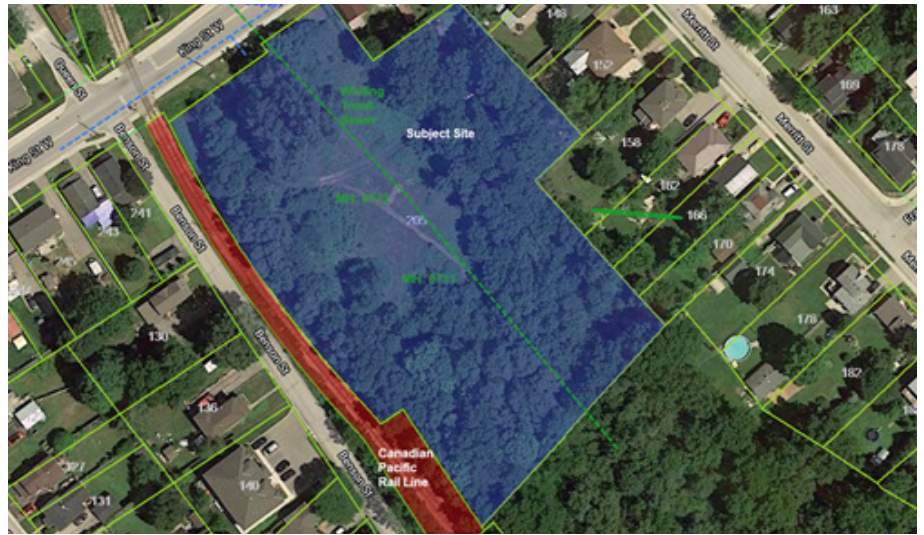
- an apartment dwelling;
- a boarding or lodging house;
- a converted dwelling, containing not more than 4 units;
- a home occupation, in accordance with the provisions of Section 5.10;
- a group home, in accordance with the provisions of Section 5.9;
- a multiple unit dwelling;
- a public use in accordance with the provisions of Section 5.22;
- a special needs home;
- a street fronting townhouse dwelling.

R3-4 Zone Provisions:

Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-4 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following: a multiple unit dwelling

Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-4 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

NUMBER OF ROW HOUSE UNITS
Maximum 40



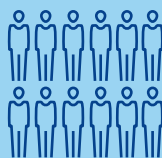
Demographics

within Trade Area (25 km Radius)

Data: PlinPoint 2021



2019 Average
Household Income
\$72,810

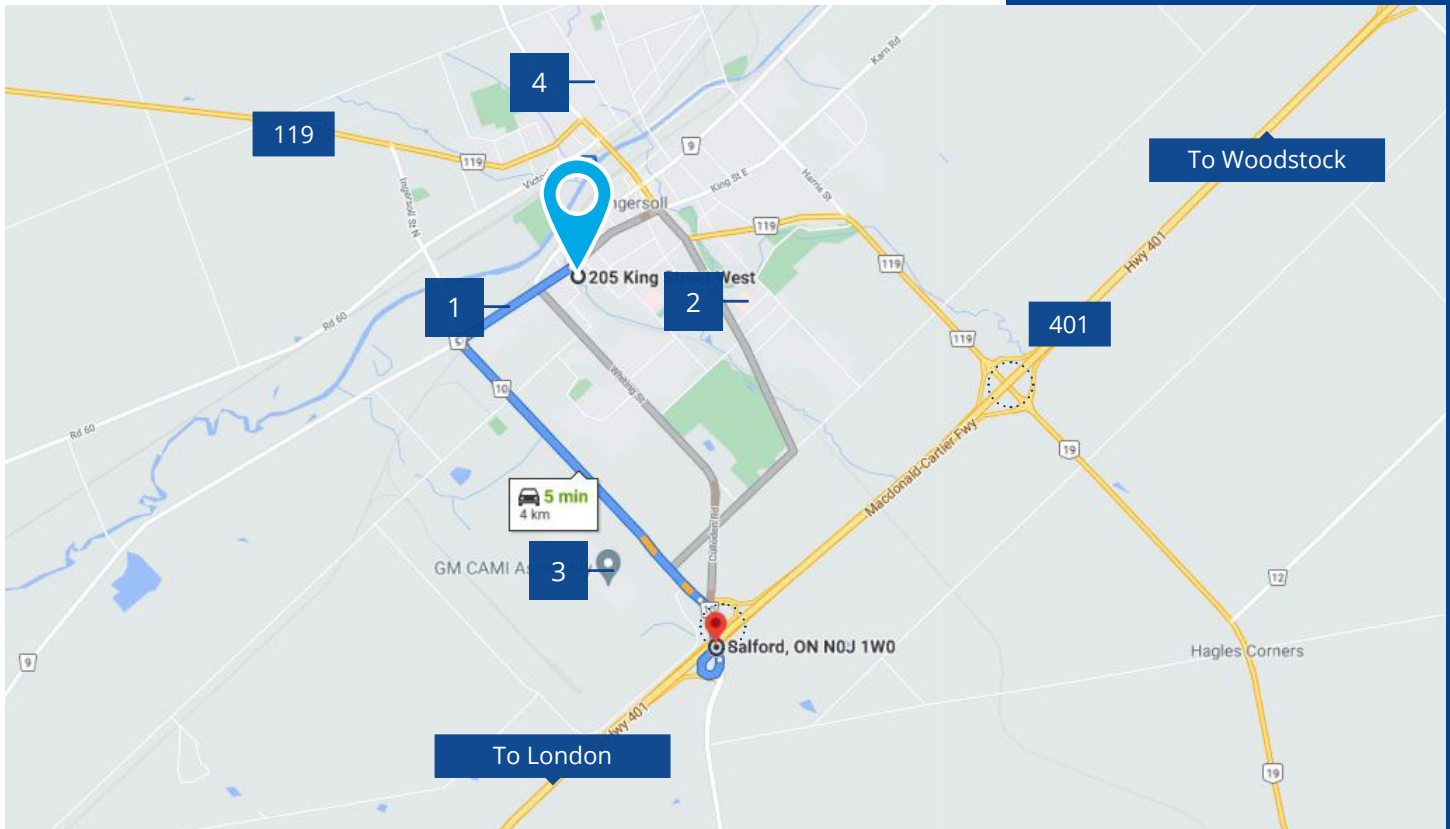


2019 population
149,365



Total Households
59,701

Easy access to local amenities



Local Amenities

- 1 Tremblett's Your Independent Grocery
 - 2 Alexandra Hospital
 - 3 GM CAMI Assembly
 - 4 Ingersoll District Collegiate Institute
- 2 Highway Interchanges

Drive Times

Highway 401	5 minutes
Woodstock	19 minutes
London	21 minutes
Kitchener	48 minutes
Toronto	1 Hr. 33 minutes



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