

FOR SALE

# 22 Arthur Street North

Elmira, Ontario



HOME

HIGHLIGHTS

SURVEY

LOCATION

For more information, please contact:

**Bob Vrenjak**  
Senior Vice President  
+1 519 804 4354  
bob.vrenjak@cushwakewr.com

## Property Highlights

- 0.434 acres of vacant land available for sale in Elmira
- Property is zoned as M-1, which allows for light industrial uses
- Property is located in an industrial area of Elmira on the main artery



## Property Details

Lot Size	0.434 acres
Price	<b>\$175,000</b>
Taxes	\$505.75
Zoning	M-1
Official Plan	Industrial Area
Frontage	14 ft.

Criteria	1 KM	3 KM	5 KM
Population	1,461	9,337	11,800
Daytime Population	2,192	10,639	14,429
Household Spending	\$75,358	\$93,717	\$98,651
Household Income	\$79,718	\$99,057	\$104,273

## Offering Process

Imperial Oil Limited (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 on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor's Standard Offer to Purchase (OTP). All Expressions of Interest must be received by the Vendor's Exclusive Agent, Cushman & Wakefield, on or be **April 19, 2019**.

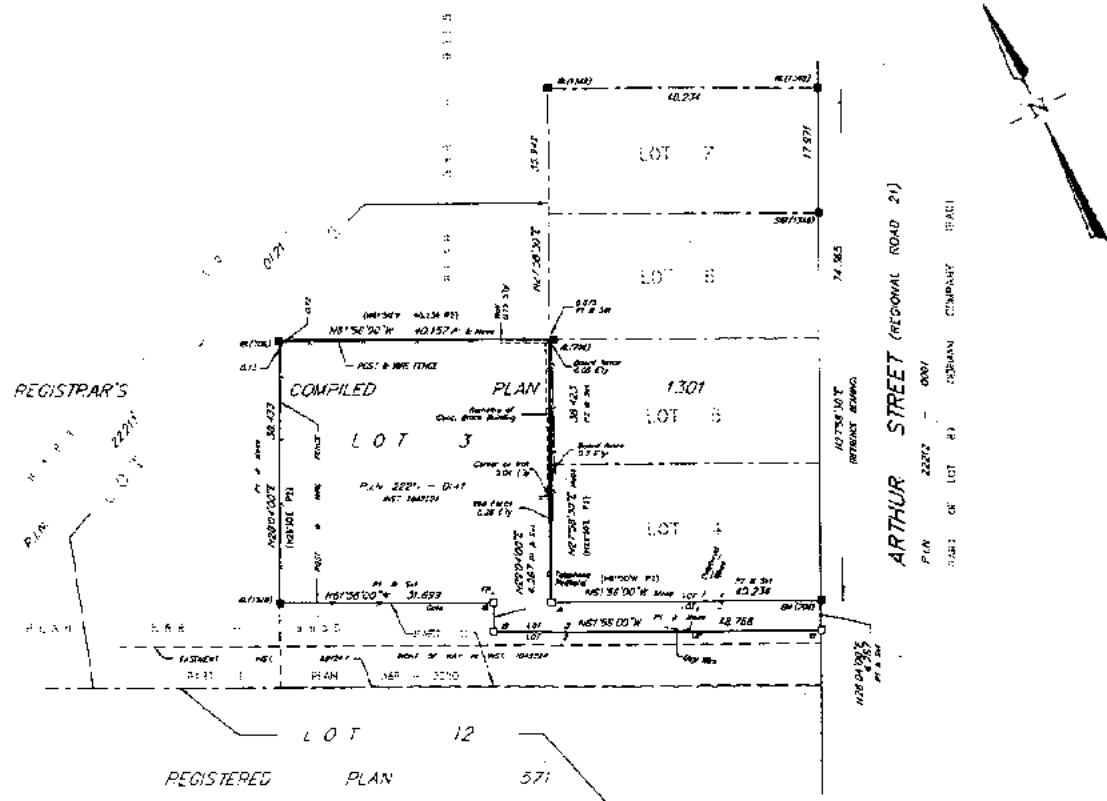
EOI's are to be delivered to: **Cushman & Wakefield Waterloo Region Ltd., Brokerage**  
c/o Bob Vrenjak  
4295 King Street East, Suite 401  
Kitchener, ON N2P 0C6

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

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## Survey



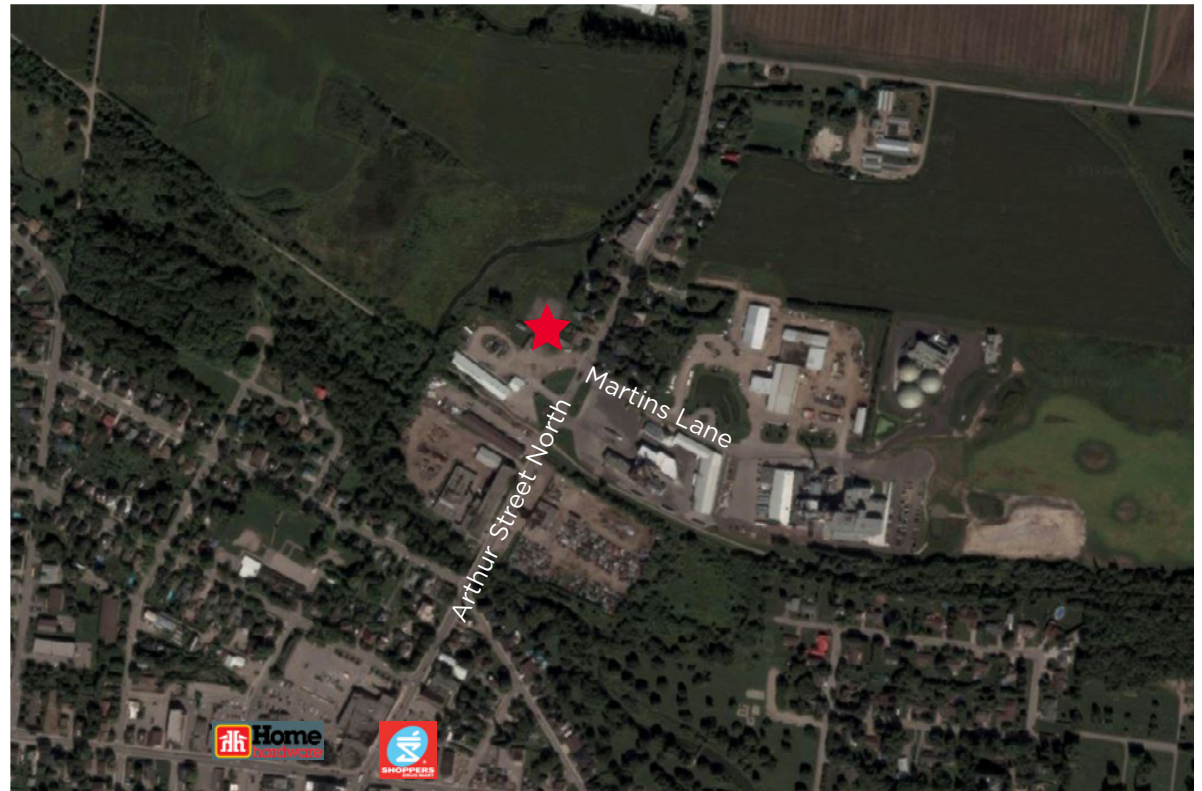
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## Location



10-minute drive time



Aerial

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