



**CUSHMAN &
WAKEFIELD**

**FOR SALE
2 LIVINGSTON AVENUE
GRIMSBY, ONTARIO
CHRISTIE STREET / QEW**

0.37 ACRES FOR SALE IN THE CENTRAL BUSINESS DISTRICT



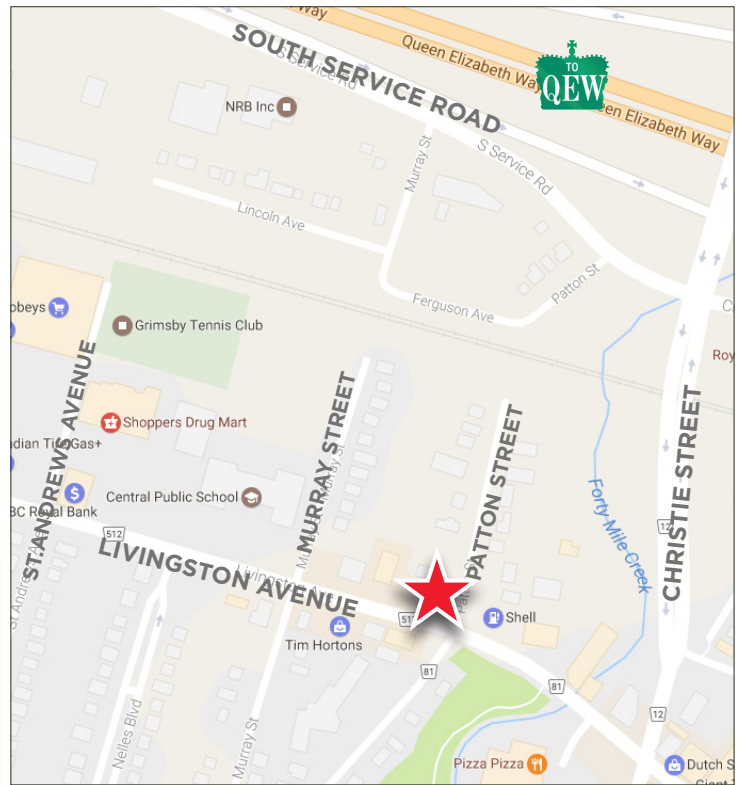
AERIAL VIEW FACING NORTH

PROPERTY DETAILS

LOCATION	Christie Street / QEW
LOT SIZE	0.37 Acres
TAXES	TBC
ZONING	DMS - Downtown Main Street
ASKING PRICE	\$800,000

THE OPPORTUNITY

- Zoning allows wide variety of service and retail uses including banks, liquor store, fitness centre, day care, restaurant etc.
- The property is the corner lot with multiple entrances and exits
- Easy access to the QEW



For more information, please contact:

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These statements are based upon the information furnished by the principal and sources, which we deem reliable - for which we assume no responsibility and is subject to verification during a formal due diligence period. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation. *Sales Representative



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DISTANCES TO MAJOR HIGHWAY AND MODES OF TRANSPORTATION

 1 hour 4 minutes / 89.4 km to CN Brampton Intermodal

 33 minutes / 40.8 km to John C. Munro International Airport

 50 minutes / 78.7 km to Pearson International Airport

 2 minutes / 750 m to the QEW

 18 minutes / 30 km to Highway 403

 19 minutes / 31 km to Highway 407

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