

\$3,900,000 - 35 William Street, West Perth (mitchell)

MLS® #X12262110

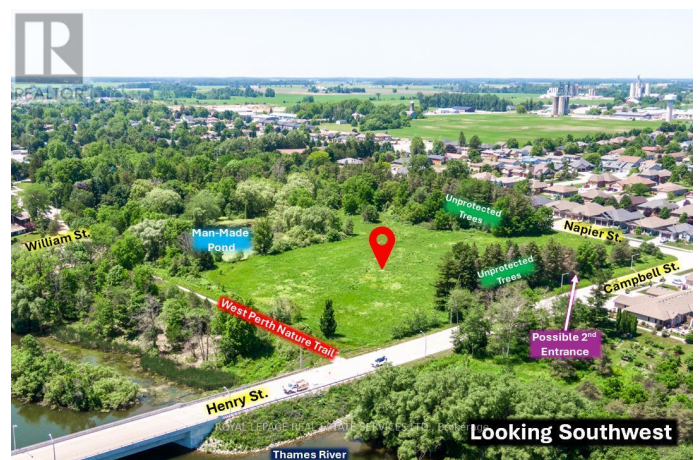
\$3,900,000

0 Bedroom, 0.00 Bathroom, 370,407 sqft

Vacant Land on 0.00 Acres

Mitchell, West Perth (mitchell), Ontario

Centrally located 8.5-acre development parcel in the welcoming West Perth community of Mitchell. At least 4.5 developable acres, subject to an EIS to be completed by Buyer at time of planning applications. Potential reduction of manmade pond to be assessed as part of such EIS. 5 concept plans in place by the Sellers' consultant for a mix of 8 single family lots, 28 bungalow townhouse units, 72-80 stacked townhouse units, or a 6-storey, 94-unit apartment building. New concept/site plans could be developed by Buyer at time of planning applications. Relatively short term development window is possible. Roughly \$200,000 has already been spent by the Sellers on bringing utilities (except hydro) to the Napier Street lot line. Sanitary sewers are readily connectable. Support from the Municipality of a possible second entrance to this parcel via Henry Street. Close to golfing, walking trails, parks, medical centre, schools, and shopping. Located 12 miles east and west from hospitals in Seaforth and Stratford. Roughly 20, 40 and 45 minutes to Stratford, London and Kitchener, respectively. (id:6289)



Essential Information

Listings #	X12262110
Price	\$3,900,000
Bathrooms	0.00
Square Footage	370,407

Acres	0.00
Type	Vacant Land

Community Information

Address	35 William Street
Subdivision	Mitchell
City	West Perth (mitchell)
Province	Ontario
Postal Code	N0K1N0

Exterior

Lot Description	349.06 x 769.04 FT
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Listing Details

Listing Office	ROYAL LEPAGE REAL ESTATE SERVICES LTD.
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