

**FOR SALE | 17 Acres Industrial Land in Belmont**  
**s/s Borden Avenue, Belmont,**  
**Central Elgin | ON**

**Chris Kirwin, AACI, SIOR**  
President  
Broker of Record  
+1 519 438 4300 EXT 201  
chris.kirwin@colliers.com

**Lisa Lansink, BA**  
Vice President  
Broker  
+1 519 438 4300 EXT 205  
lisa.lansink@colliers.com

**Asking Price**  
**\$2,890,000**



**COLLIERS | LONDON**  
649 Colborne Street, Ste. 200  
London, ON N6A 3Z2  
+1 519 438 4300  
[www.collierscanada.com](http://www.collierscanada.com)

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# Property Details

Approximately 17 acres of industrial land available in Belmont Ontario. Municipal sewers and water are available. Zoning is MC-1, h1 and h2, which permits a wide variety of uses including Light industrial use, vehicle repair garage, warehouse, manufacturing, business and professional offices, printing shop, custom workshop and more. Located next to a rail corridor and 8 minutes south of Hwy 401. 15 minutes to the new Volkswagen EV battery plant.

- Easy access to St. Thomas and London
- Approx. 8 mins to Hwy 401 Interchange
- 15 minutes to new VW battery plant
- Light Industrial zoning
- Large site
- Services available

## Subject Property

s/s Borden Ave., Belmont, Central Elgin, Ontario

### 35270-0187

PART OF LOT 16 CON 15 YARMOUTH, PART OF THE ROAD ALLOWANCE BETWEEN LOTS 16 & 17 COND 15 YARMOUTH CLOESD BY E248636 DESIGNATED AS PARTS 1, 2 & 4, 11R8771 MUNICIPALITY OF CENTRAL ELGIN

### 35270-0179

PART LOT 16 CON 13, YARMOUTH DESIGNATED AS PART 3 11R-8771; CENTRAL ELGIN

### 35270-0193

PART OF LOT 16 CON 15 YARMOUTH, PART OF THE ROAD ALLOWANCE BETWEEN LOTS 16 & 17 CON 15 YARMOUTH CLOSED BY E2448636 DESIGNATED AS PARTS 1, 2 & 4, 11R8771 MUNICIPALITY OF CENTRAL ELGIN

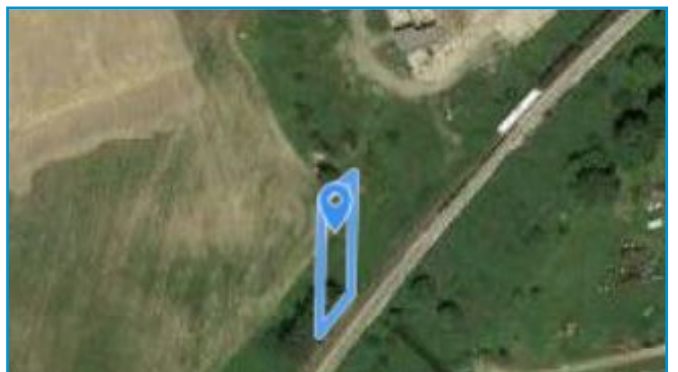
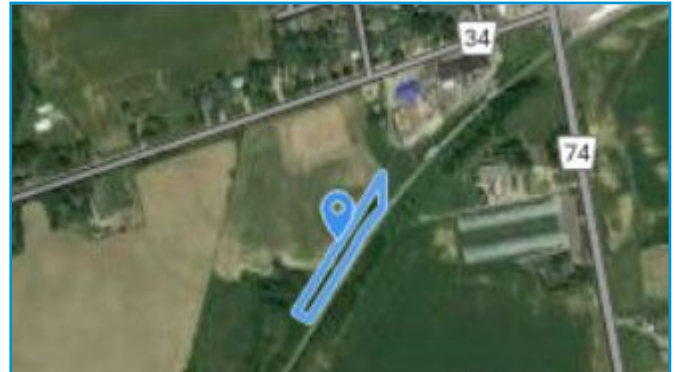
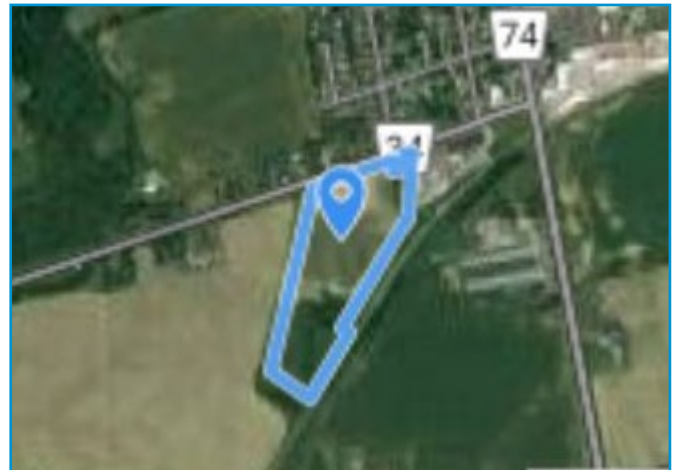
## Legal Description

## Site

17 Acres

## Zoning

MC-1, h1 and h2 Light Industrial





FOR SALE | s/s Borden Avenue, Belmont, Central Elgin

# Property Photos





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# Location & Demographic Trends



Belmont

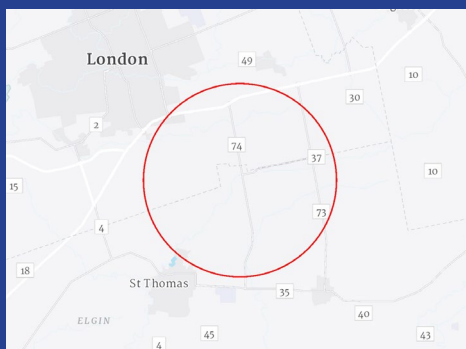
**Driving Distance & Time to:**

- ① London - 27 min / 22 km
- ② Kitchener - 1 Hr 10 min / 100 km
- ③ Toronto - 1 Hr 56 min / 187 km
- ④ Windsor - 2 Hrs / 190 km
- ⑤ Sarnia - 1 Hr 11 min / 118 km
- ⑥ St. Thomas - 18 min / 18 km

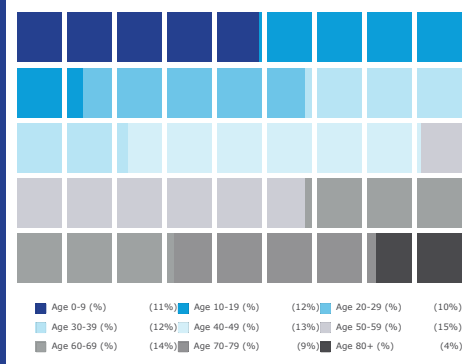
## Demographic Trends & Key Indicators

Borden Ave, Central Elgin, Ontario, N0L1B0 | 10 km radius

9,222 Population    3,395 Households    2.7 Avg Household Size    44.0 Median Age    CA\$108,229 Median Household Income    90.5% Tenure: Owned    5,297 Workforce Population    5,028 Employed    269 Unemployed



Population by age



CA\$144,711  
Avg Household Expenditures

CA\$1,571  
Avg Rent

Population par génération



711  
Silent Generation: born 1975 and before



2,517  
Baby boomers: born between 1946 and 1964



1,876  
Generation X: born between 1965 and 1980



1,536  
Millennials: born from 1981 to 1998

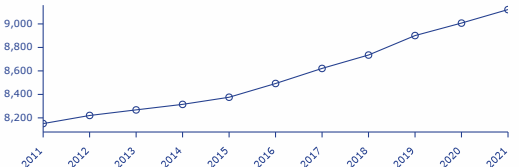


2,103  
Generation Z: born from 1999 to 2016

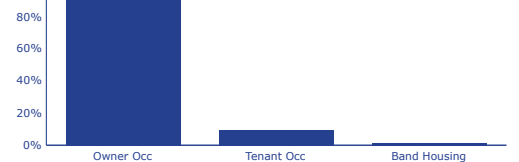


478  
Alpha: born 2017 to present

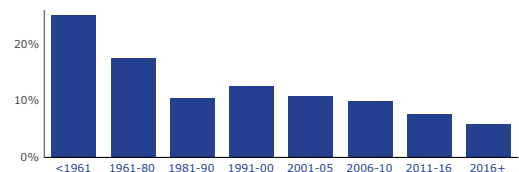
Historical population trends



Housing: tenure



Housing: Year of construction



EnviroNics, EnviroNics 2021 Time Series




















# Mapping



## Central Elgin, Ontario

Central Elgin is a township located in Southwestern Ontario, Canada in Elgin County on Lake Erie. It is part of the London census metropolitan area. Central Elgin was formed in 1998 through the amalgamation of the Township of Yarmouth with the Villages of Belmont and Port Stanley. The municipality includes the population centres of Port Stanley and Belmont. Other communities include Dexter, Lawton's Corners, Lyndale, Lynhurst, Mapleton, New Sarum, Norman, Sparta, Union, Whites and Yarmouth Centre.

## Legend and Amenities

- |                                                                                                             |                                                                                                         |                                                                                                                          |                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|  Subject property         |                                                                                                         |                                                                                                                          |                                                                                                                   |
|  Belmont Arena            |  Freshmart           |  Black Pearl Sportfishing Inc.        |  SpruceLane Motor Products   |
|  Belmont Soccer Fields    |  LCBO                |  Country Pizza                        |  Belmont Farm Supply         |
|  Belmont Community Park   |  Esso                |  Belmont Town Restaurant and Catering |  Anger's Lawn & Garden Equip |
|  Belmont Community Center |  Belmont Library     |                                                                                                                          |  Belmont Dental              |
|  Belmont Storage          |  Next To Mom Daycare |                                                                                                                          |  Thunder Collision           |

For further information please contact:



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### **Colliers Canada | London**

Colliers International London Ontario, Brokerage  
649 Colborne Street,  
London, ON N6A 3Z2  
+1 519 438 4300

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