

\$599,900 - 95 King Street East, Lambton Shores

MLS® #25025667

\$599,900

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

N/A, Lambton Shores, Ontario

An exceptional investment awaits along Forest's™ main shopping corridor – a free-standing commercial building offering maximum exposure on busy Hwy 21 (King Street), the main connector to Hwy 402, Sarnia, and Grand Bend. This 0.56-acre site comes with new Site Plan Approval for an approximately 2,300 sq. ft. building with drive-thru, ideal for restaurant, retail, or service-based businesses. The existing 2,087 sq. ft. structure previously operated as a restaurant and includes many valuable improvements ready for your next venture. Enjoy ample on-site parking, high visibility, and steady year-round traffic in a revitalized area – with King Street recently repaved and municipal services upgraded. Flexible zoning permits a wide range of uses, including retail, office, and food service, offering exceptional versatility and potential. Bring your vision to life in one of Forest's™ most high-traffic, high-potential locations – the perfect spot to build, expand, or invest. (id:6289)

Built in 1978

Essential Information

Listing #	25025667
Price	\$599,900
Bathrooms	0.00
Acres	0.00
Year Built	1978



Type	Industrial
Sub-Type	Freehold

Community Information

Address	95 King Street East
Subdivision	N/A
City	Lambton Shores
Province	Ontario
Postal Code	N0N1J0

Amenities

Features	Corner Site, Visual exposure
----------	------------------------------

Interior

Heating	Natural gas Forced air
Cooling	Air Conditioned

Exterior

Lot Description	206.74 X 123.87 / 0.56 AC
-----------------	---------------------------

Listing Details

Listing Office	eXp Realty, Brokerage (London/Sarnia)
----------------	---------------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 3rd, 2025 at 6:16am EST