



EXCLUSIVE LISTING



OFFICE/RETAIL DEVELOPMENT | FOR SALE

# 1170 WELLINGTON ROAD

London, ON N6E 1M3



THE KEG | ANCHOR TENANT

**CUSHMAN & WAKEFIELD**  
Southwestern Ontario

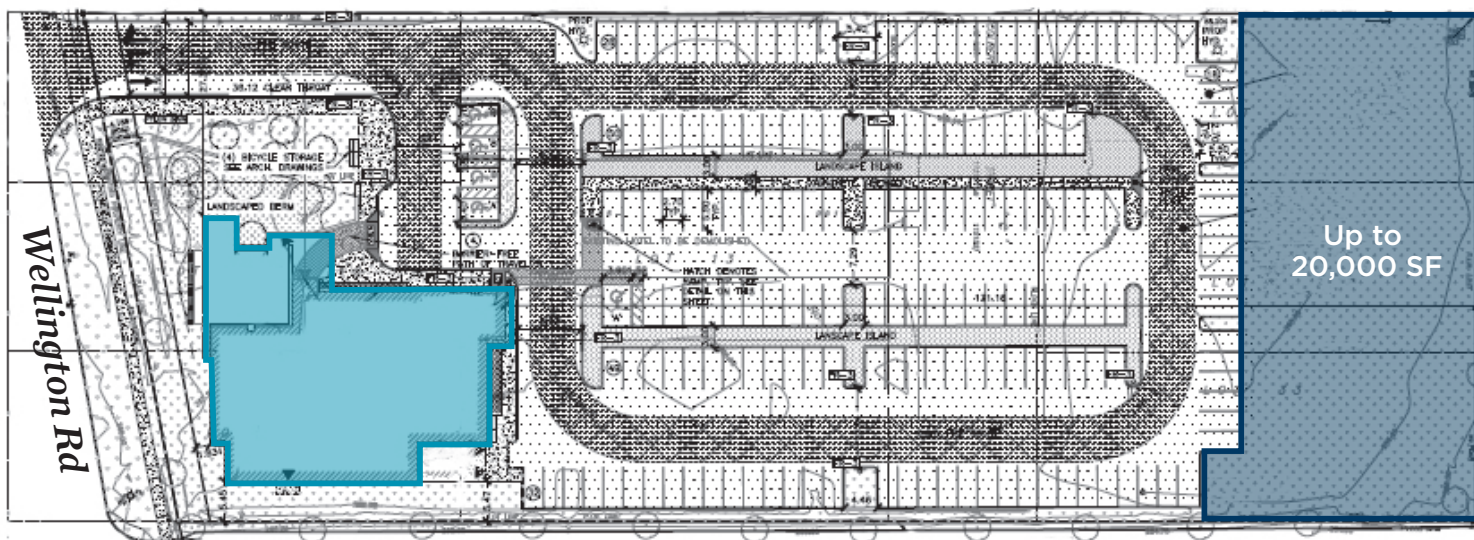
**ASKING PRICE: \$10,000,000**

# PROPERTY HIGHLIGHTS

Prime office/retail development situated on Wellington Road, a major arterial road in London, Ontario

- **Opportunity to build an additional building up to 20,000 SF**
- Home of The Keg's new South London Location:
  - » **Main Floor:** Approx. 9,550 SF
  - » **Lower Level:** Approx. 3,080 SF
- **Site Area:** 3.020 Acres
- **Zoning:** ASA1 ASA2 ASA3 ASA4 HS1 HS4 - permits a wide range of uses: offices, retail, etc...
- **Net Operating Income:**
  - » The Keg: \$460,000 (current)
- **Taxes:** \$86,052.87 (2023)
- Ample on-site parking
- Daily traffic count of over 34,000 vehicles per day
- The site provides maximum exposure to the main South London corridor

## SITE PLAN | 1170 WELLINGTON ROAD



**ANCHOR TENANT: THE KEG**



**FUTURE SPACE: MULTI-UNIT COMMERCIAL**

**BRENT RUDELL**

*Broker Of Record*

519 438 5608

brent.rudell@cushwakeswo.com

**ANDREW JOHNSON**

*Sales Representative*

519 438 8639

andrew.johnson@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
SOUTHWESTERN ONTARIO  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5C6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)



**CUSHMAN & WAKEFIELD**

Southwestern Ontario

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