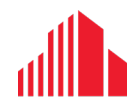
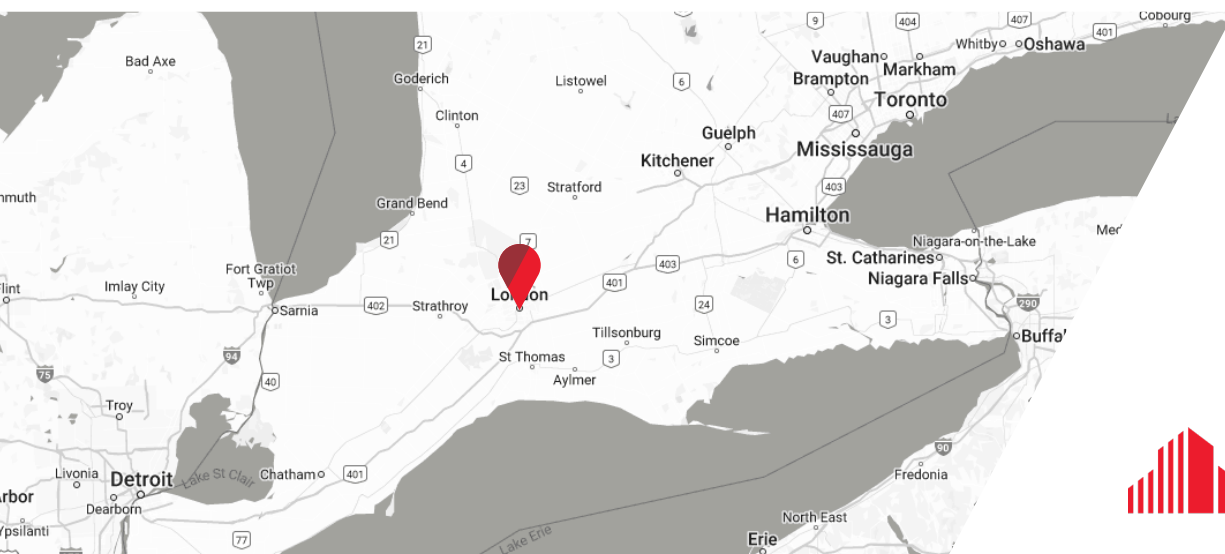




DEVELOPMENT LAND OPPORTUNITY IN DOWNTOWN LONDON

Asking Price: \$41,400,000
Site Area: 4.3 Acres



**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

PROPERTY HIGHLIGHTS

This contiguous 4+ acre parcel of land is located within the city's core across from the convention centre and footsteps from the train station and all major amenities. The property's highest and best use is a large mixed-use development please refer to the concept plan on page 3 showing the potential for 1,380 units, in the interim income can be obtained from parking and advertising. The property is within the downtown Development Charge exemption zone for multi-family development (to be verified with the City of London).

- **Parking:** 500 spaces
- **Taxes:** \$378,504.22 (2023)
- **Zoning:** DA2

Please contact the listing brokerage for access to a data room with ESA report, survey, zoning, tax bills, planning and servicing information.



JAMESON LAKE

Sales Representative

519 438 8548

jameson.lake@cushwakeswo.com

BRENT RUDELL

Broker of Record

519 438 5608

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CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO

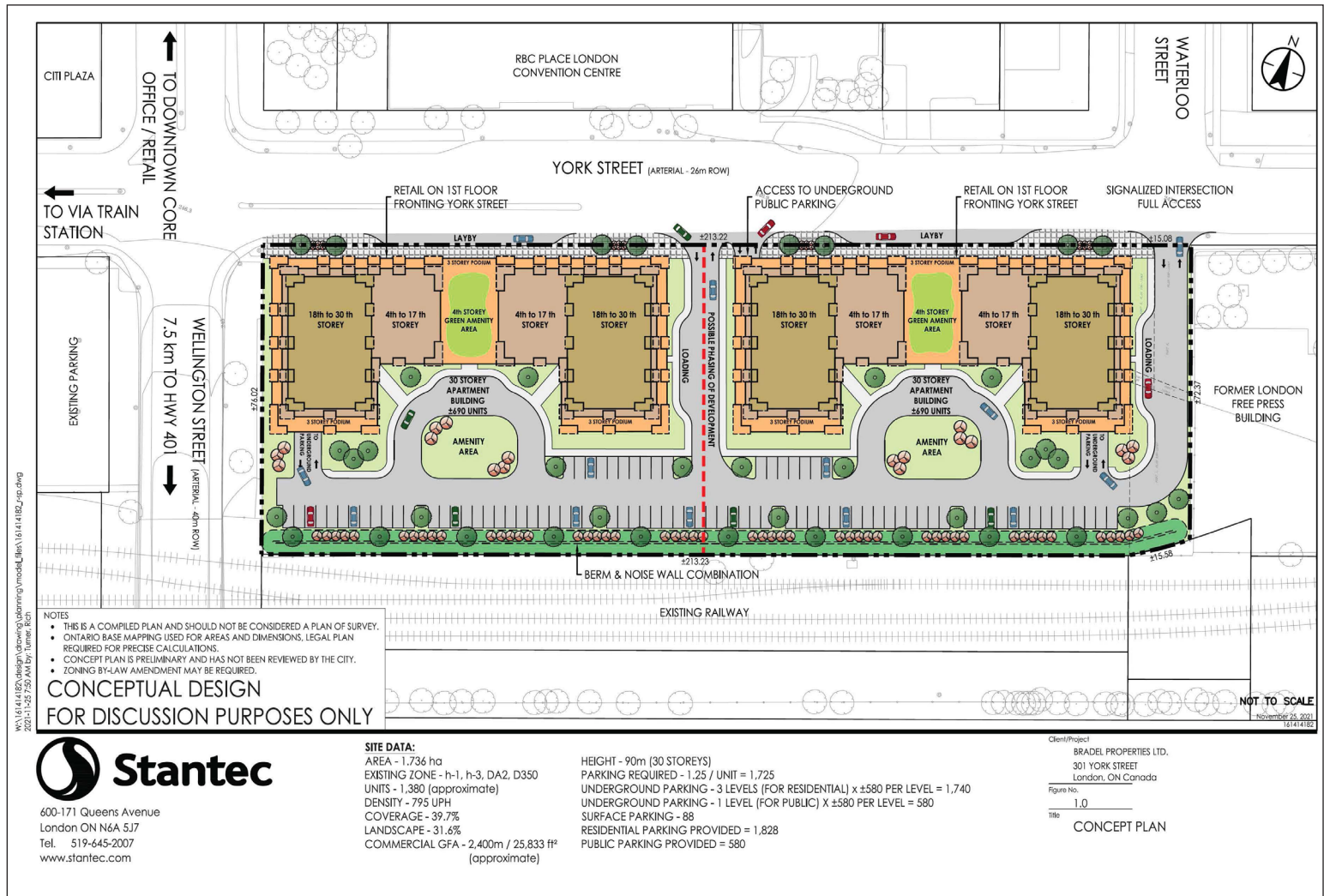
850 Medway Park Dr, Suite 201

London, Ontario N6G 5C6

www.cushwakeswo.com

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CONCEPT PLAN



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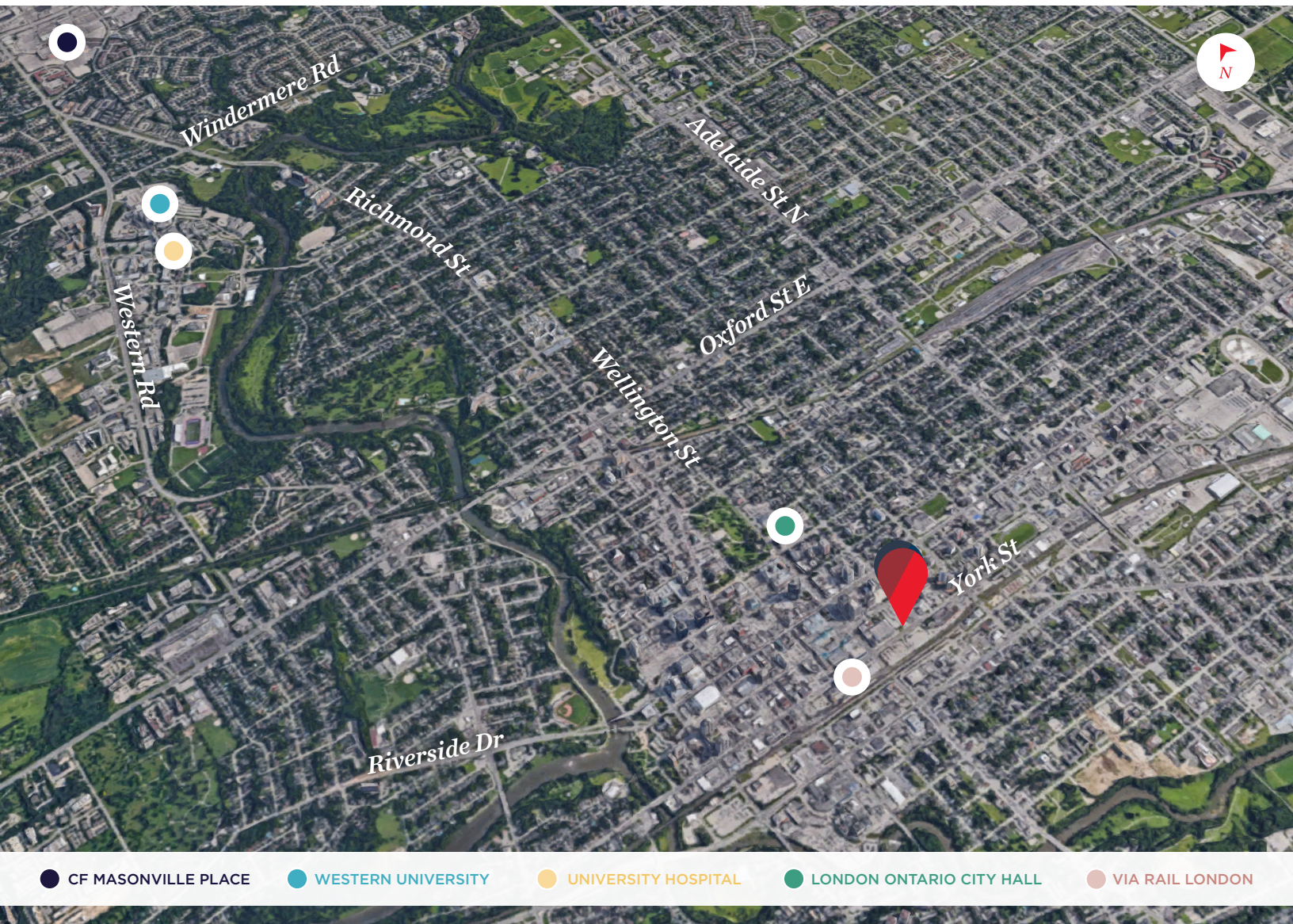
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PROPERTY IMAGES & AERIAL MAP



● CF MASONVILLE PLACE ● WESTERN UNIVERSITY ● UNIVERSITY HOSPITAL ● LONDON ONTARIO CITY HALL ● VIA RAIL LONDON

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