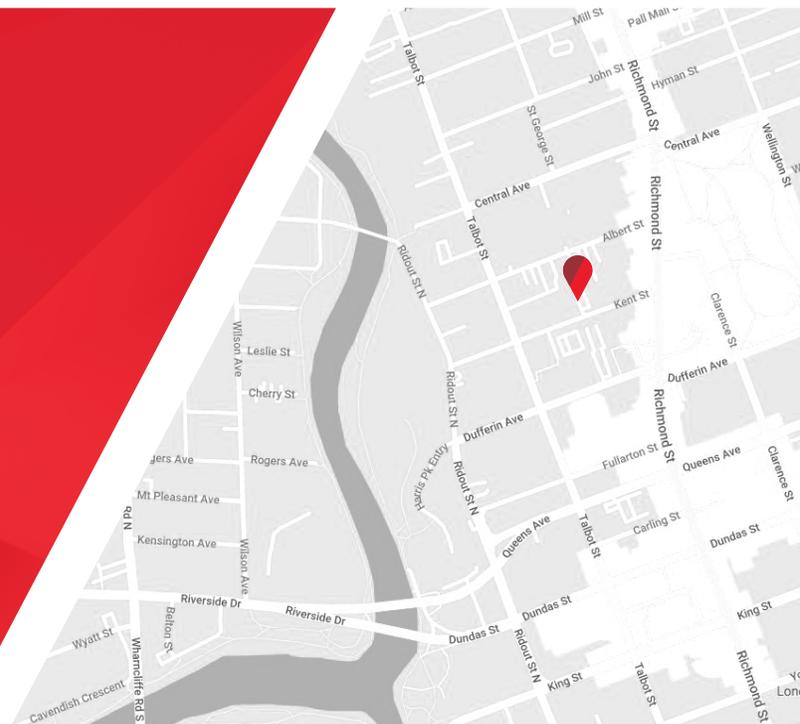




FOR SALE
DEVELOPMENT OPPORTUNITY

150-152
KENT
STREET

London, ON N6A 1L3



**CUSHMAN &
WAKEFIELD**

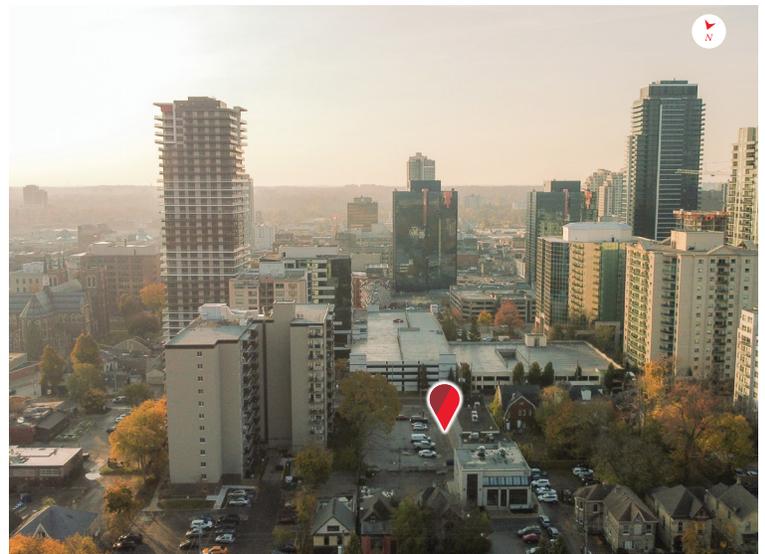
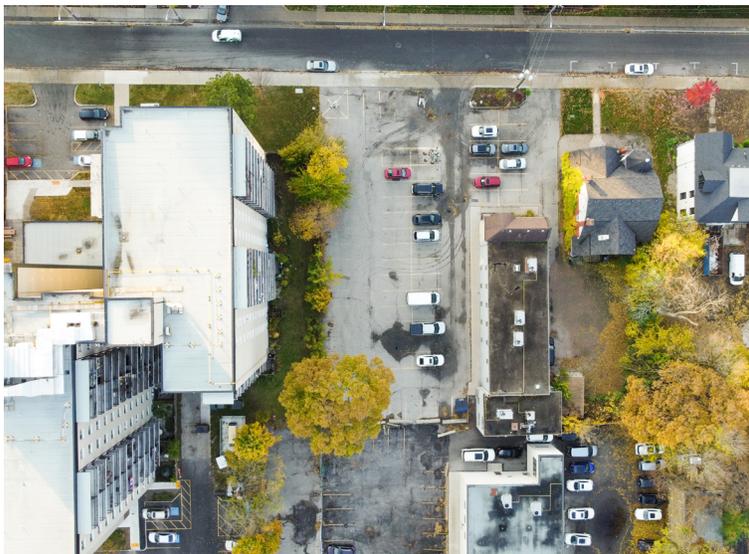
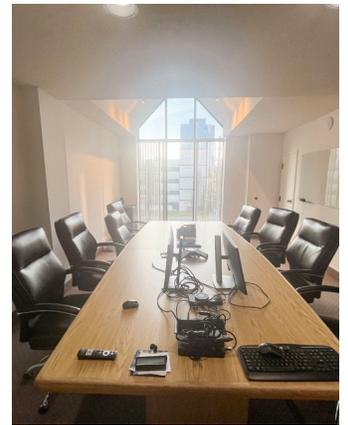
Southwestern Ontario

ASKING PRICE: \$4,000,000

PROPERTY HIGHLIGHTS

Development Opportunity! This approx. half-acre site, composed of two properties, offers an exceptional location just west of Richmond Street in the heart of downtown London. Featuring 125 feet of frontage, it includes a two-story office building and parking lot

- **Site Area:** Approx. 0.487 acres
- **Building Area:** 7,340 SF
- **Zoning:** R9-7, RO3(1)
- **Taxes:** \$73,189.94 (2024)
- The office tenant is on a month-to-month lease, providing flexibility for future development
- Income generating parking lot



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 **CUSHMAN & WAKEFIELD**
Southwestern Ontario

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