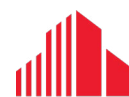
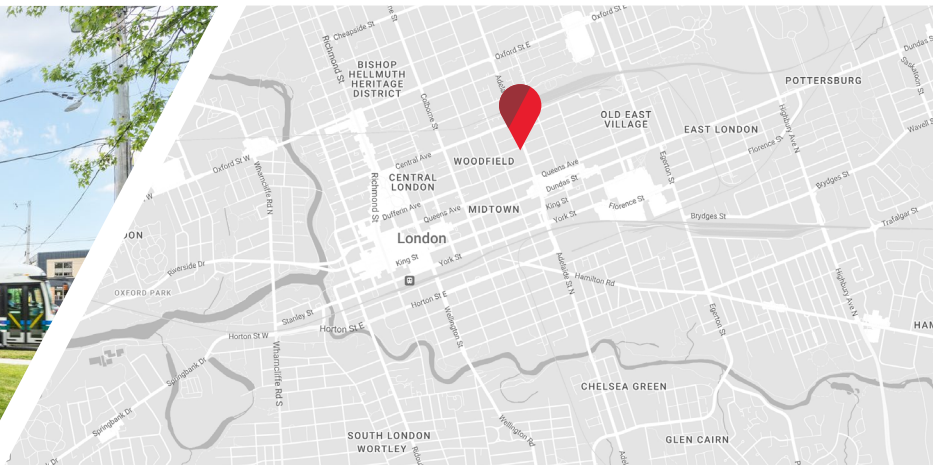


610 PRINCESS AVE
LONDON, ONTARIO



CORNER SITE OFFICE CONVERSION | FOR SALE



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$765,000

PROPERTY HIGHLIGHTS

Office conversion situated in close proximity to various amenities in the Historic Woodfield District

- **Building Area:** Approx. 4,700 SF
- **Site Area:** 0.17 Acres
- **Zoning:** Arterial Commercial (AC2(4))
 - » Permits a broad range of uses including but not limited to offices, clinics, personal service establishments and daycares
- **Official Plan Designation:** Urban Corridors
- **Taxes:** \$9,239.96 (2023)
- **Parking:**
 - » 12 Stalls
- Roof replaced in 2017
- The building is comprised of a mix of meeting rooms, open areas, private offices, lunchroom and an upper one bedroom apartment
- Located within the city's core, conveniently positioned to all edges of the city and on a major bus route
- There is residential development potential in returning the property to a duplex or multi-unit residential

CONCEPTUAL SITE PLAN | 610 PRINCESS AVE



JAMESON LAKE

Sales Representative

519 438 8548

jameson.lake@cushwakeswo.com

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

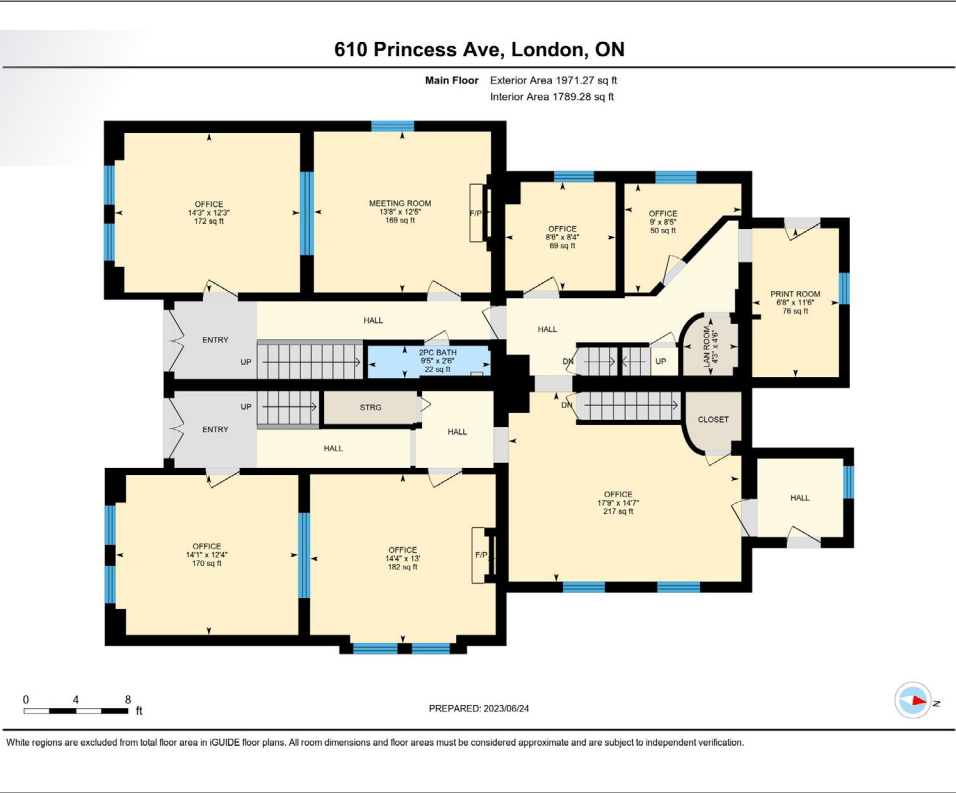
London, Ontario N6G 5C6

www.cushwakeswo.com

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

FLOOR PLANS

MAIN FLOOR



SECOND FLOOR



JAMESON LAKE
Sales Representative
519 438 8548
jameson.lake@cushwakeswo.com

BRENT RUDELL
Broker of Record
519 438 5608
brent.rudell@cushwakeswo.com

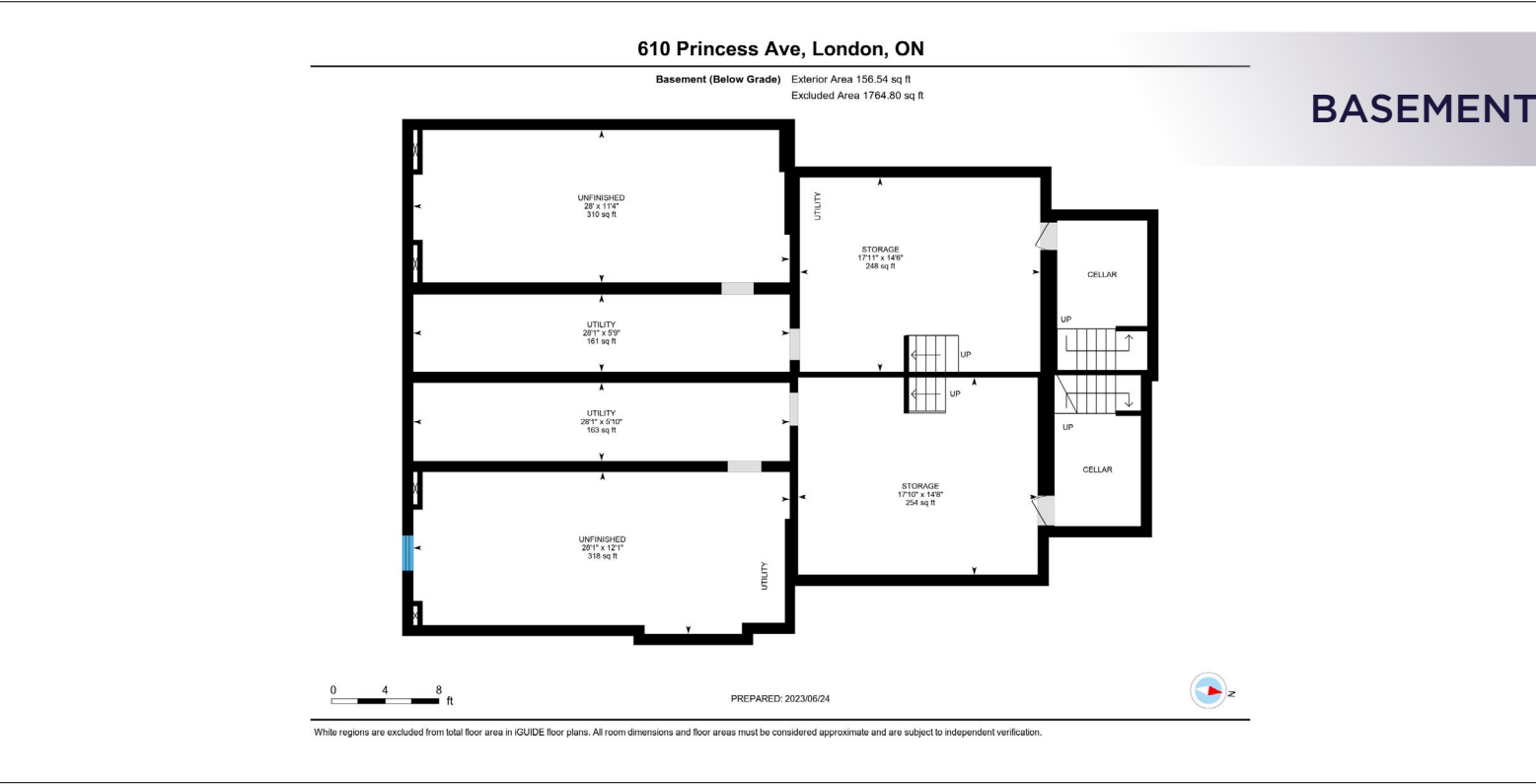
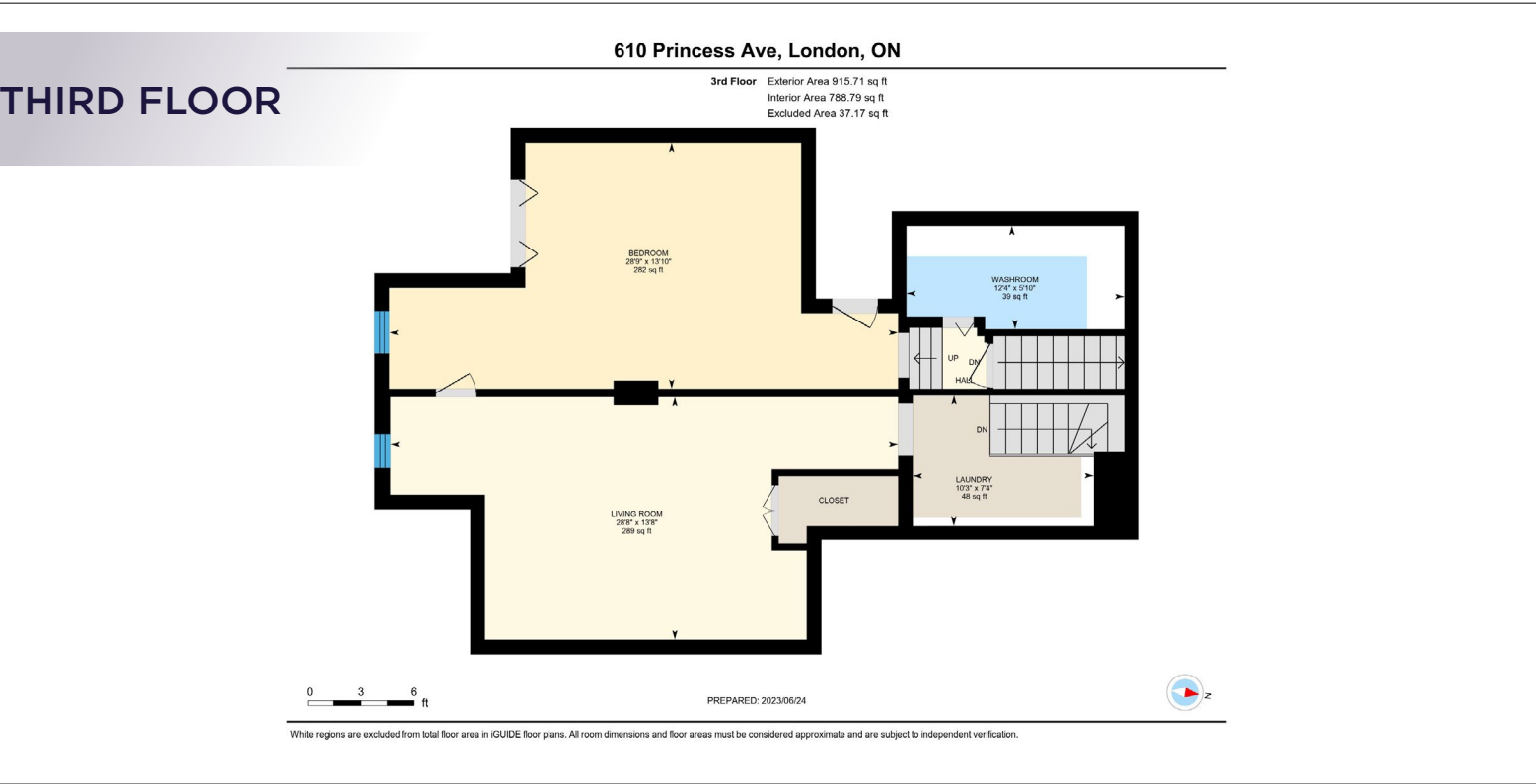
ANDREW JOHNSON
Sales Representative
519 438 8639
andrew.johnson@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

FLOOR PLANS

THIRD FLOOR



JAMESON LAKE

Sales Representative

519 438 8548

jameson.lake@cushwakeswo.com

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

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance.
This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

PROPERTY IMAGES



JAMESON LAKE

Sales Representative

519 438 8548

jameson.lake@cushwakeswo.com

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

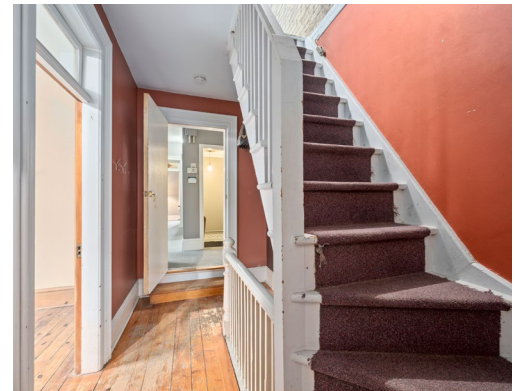
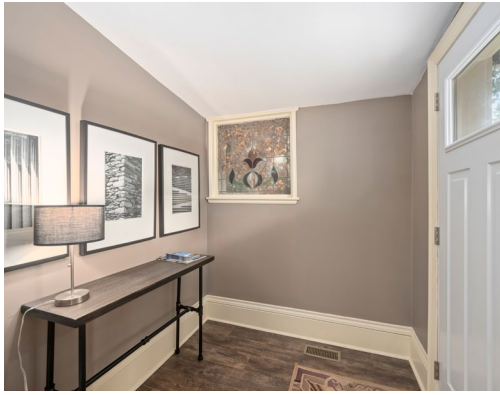
London, Ontario N6G 5C6

www.cushwakeswo.com

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance.

This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

PROPERTY IMAGES



JAMESON LAKE

Sales Representative

519 438 8548

jameson.lake@cushwakeswo.com

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

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.