



RETAIL/OFFICE BUILDING | FOR SALE

 **WHARNCLIFFE  
ROAD  
SOUTH**

*London, ON N6P 1L1*



*Existing consignment business can be purchased, please contact listing agents for details*



# ABOUT THE PROPERTY

Landmark property for sale in Lambeth. This unique retail/office building features, three finished levels, grade loading, ample power, lots of parking, and great visual exposure. The broad arterial commercial (AC3 & AC4) zoning allows for several medical, retail, and office uses.

- **Asking Price:** \$1,750,000
- **Building Area:** 6,326 SF
  - » Plus basement
- **Site Area:** 0.7 Acres
- **Taxes:** \$9,865.50 (2023)
- **Zoning:** AC3/AC4/ER
- **Parking:** 30 Spaces

*Please contact the listing brokerage for the full buyer package.*



THE HOME DEPOT

LCBO

CANADIAN TIRE

LOWES HOME IMPROVEMENT

PETRO CANADA

**JAMESON LAKE**

*Sales Representative*

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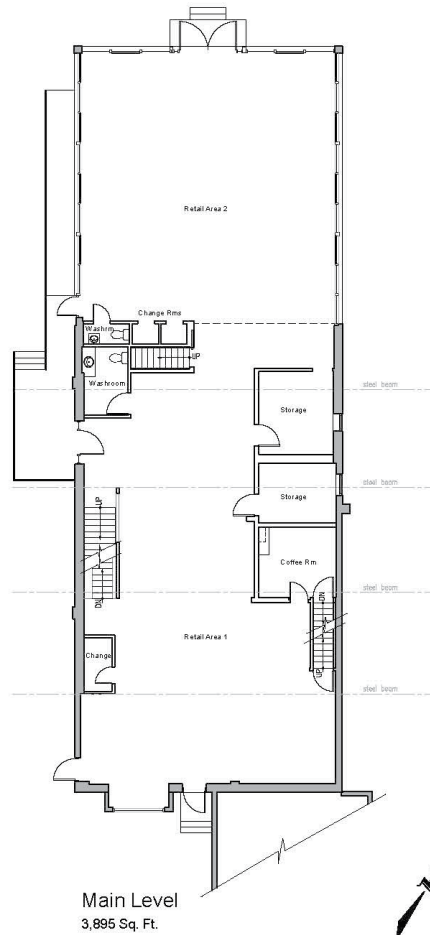
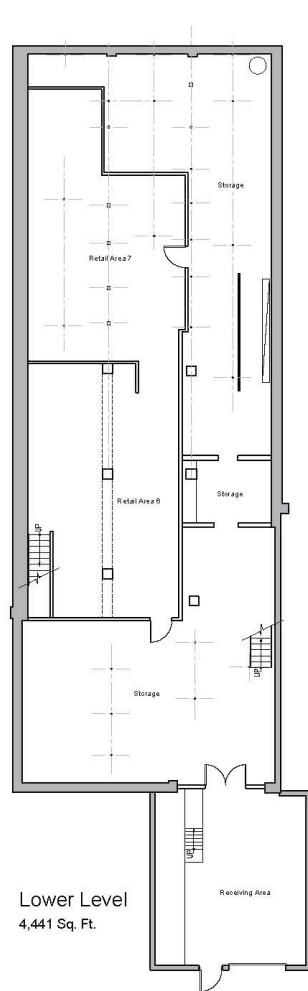


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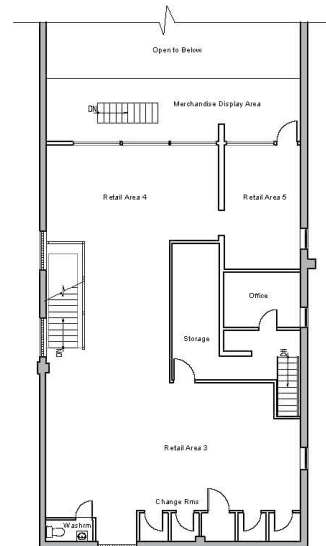
# FLOOR PLAN



## Existing Floor Plans 2182 Wharncliffe Rd. S. London, ON

Date: 2021 05 31 Revised: -

Scale : 1" = 20'-0"



**Dimensions**

Dimensions 1995 Inc. Stratford, ON  
519 245 4147 www.dimensions-ca.com

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# ZONING AND PERMITTED USES

## PERMITTED USES | 2182 WHARNCLIFFE ROAD SOUTH, LONDON, ON

### Arterial Commercial (AC3) Zone

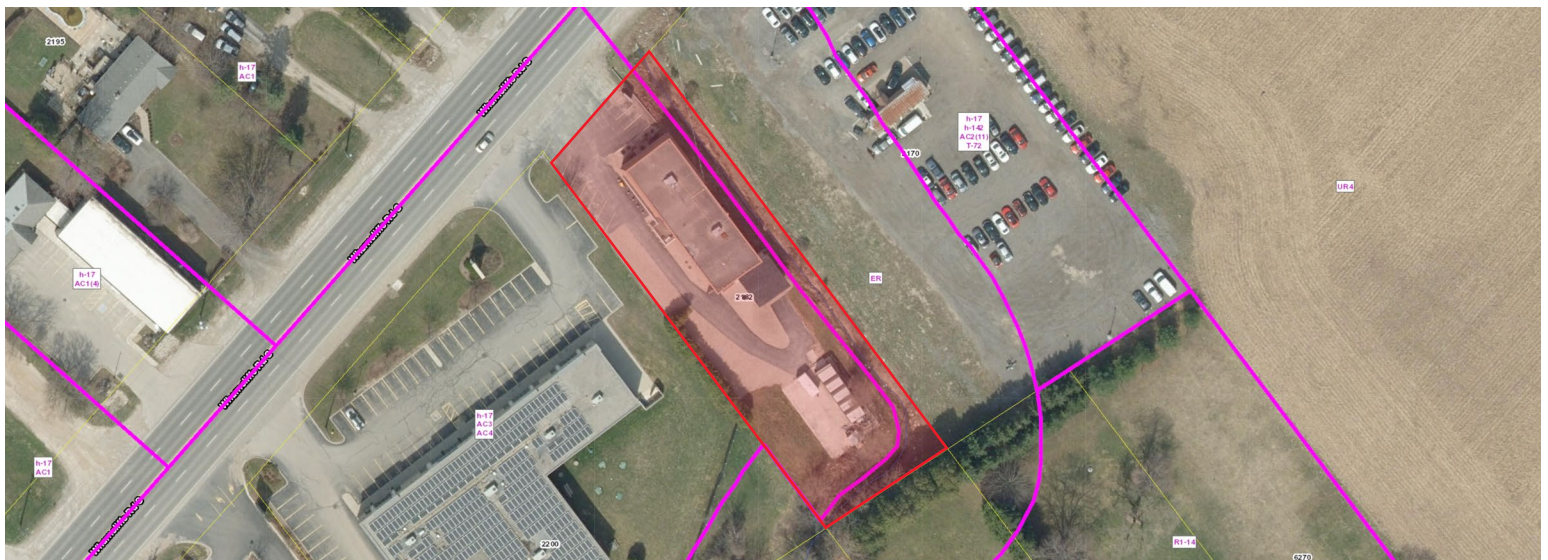
Accessory dwelling units	Group Home Type 2	Commercial recreation establishments
Converted dwellings	Lodging House Class 2.(Z.-1-93172)	Funeral homes
Day care centres	Any use permitted in the AC Zone variation	Institutions
Emergency care establishments	Assembly halls	Private clubs
Existing dwellings	Places of Worship	Schools

### Arterial Commercial (AC4) Zone

Any use permitted in the AC Zone variation	Food stores	Retail stores
Animal hospitals	Financial institutions	Service and repair establishments
Dwelling units above the first floor	Home and auto supply stores	Studios
Bake shops	Medical/dental offices	Video rental establishments
Catalogue stores	Offices	Craft Brewery (Z.-1-172561)
Clinics	Personal service establishments	Artisan Workshop (Z.-1-172561)
Convenience service establishments	Printing establishments	Craft Brewery (Z.-1-172561)
Duplicating shops	Restaurants, eat-in	

### Environmental Review (ER) Zone

Conservation lands	Passive recreational uses	Agricultural uses
Conservation works	Managed woodlot	



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