



FOR SALE | INVESTMENT OR OWNER/OCCUPIER OPPORTUNITY
Asking Price: \$1,670,000 | Building Size: 6,000 SF

1003 HAMILTON ROAD

London, ON N5W 1A4



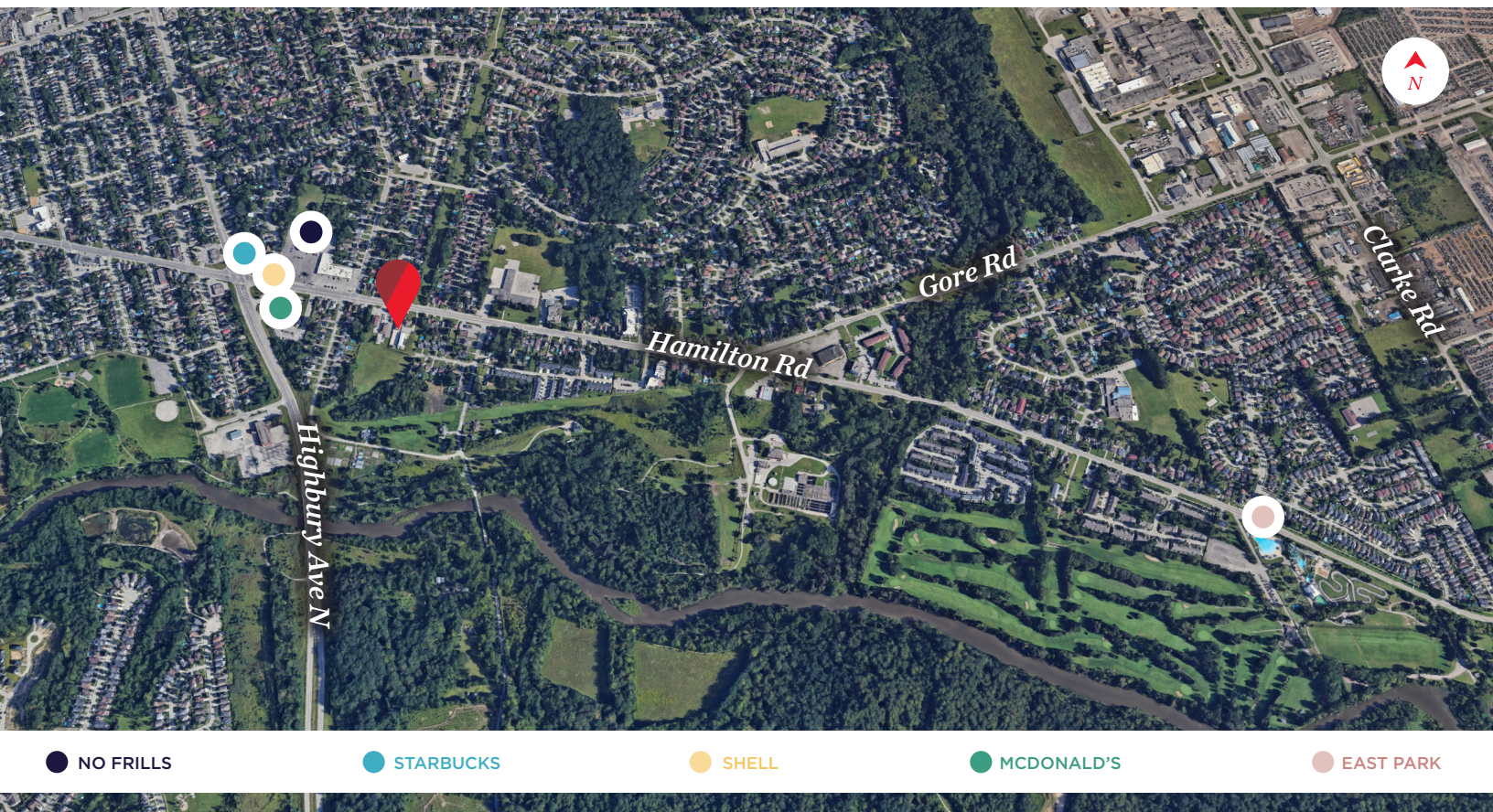
**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

ASKING PRICE: \$1,670,000

PROPERTY HIGHLIGHTS

Excellent investment or owner/occupier opportunity located directly on Hamilton Road east of Highbury Avenue

- **Site Area:** Approx. 0.415 acres
- **Building Area:** Approx. 6,000 SF
- **Zoning:** AC2, AC3(2) - permits a wide range of uses such as clinics, medical/dental offices, offices, personal service, assembly halls, place of worship, schools, commercial recreation, convenience stores, day care centre etc.
- **Taxes:** \$5,694.72 (2024)
- **Gas Furnaces:** 3
 - * 2 in the lower level and 1 on the roof
- Freestanding, solid brick building with approx. 3,000 SF on the main floor and 3,000 SF on the lower level
- Former banquet hall, restaurant, club
- The building is well maintained and comprised of an all cement driveway, 4 washrooms and an air exchanger
- Rear area of the property is fenced
- Plenty of on-site parking at the rear of the building



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