

FOR SALE | PRIME RESIDENTIAL/COMMERCIAL INVESTMENT OPPORTUNITY Asking Price: \$3,600,000 | Building Area: 9,320 SF



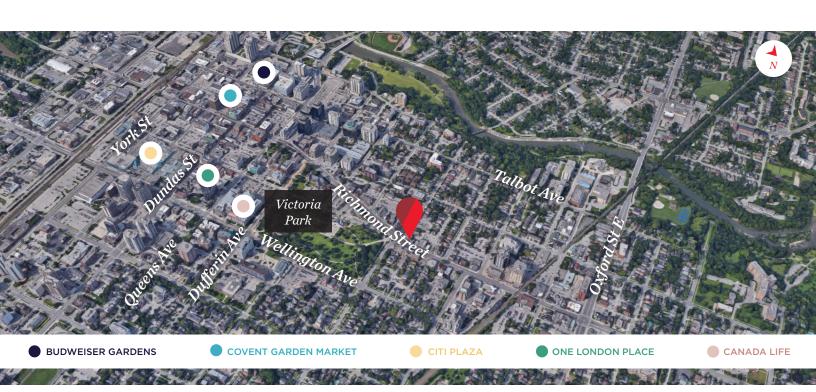
ASKING PRICE: \$3,600,000

PROPERTY HIGHLIGHTS

Prime residential/commercial investment opportunity. Position your portfolio for success with this exceptional mixed-use property located at the high-profile in one of London's most sought-after and heavily trafficked urban corridors.

- Building Area: 9,320 SF
 - » Commercial Units: 4
 - » Residential Units: 8 Apartments (1 bedroom units and 2 bedroom units)
- Site Area: 0.097 Acres
- Zoning: BDC(1)
- **Taxes:** \$35,316.32 (2025)
- Commercial Tenants include: Marcello Hair Stylist, Babaz Shawarma Plus, Ozen Restaurant and ATM machine

- Steady income year to year
 - » Approx. \$230,000 Net Income/Year
- This exceptional offering includes two-storey mixed-use buildings featuring main-level commercial retail units and second-floor residential apartments
- Directly across from Victoria Park and Starbucks, this iconic three-storey building offers unmatched visibility and foot traffic in a premier downtown setting
- Full Sale Package Addresses: 605-607 Richmond Street and 208 Central Avenue



TYLER DESJARDINE

Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

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

