



FOR SALE | PRIME RESIDENTIAL/COMMERCIAL INVESTMENT OPPORTUNITY

Asking Price: \$3,600,000 | Building Area: 9,320 SF

605-607 RICHMOND STREET

London, ON



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

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



● BUDWEISER GARDENS

● COVENT GARDEN MARKET

● CITI PLAZA

● ONE LONDON PLACE

● CANADA LIFE

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