



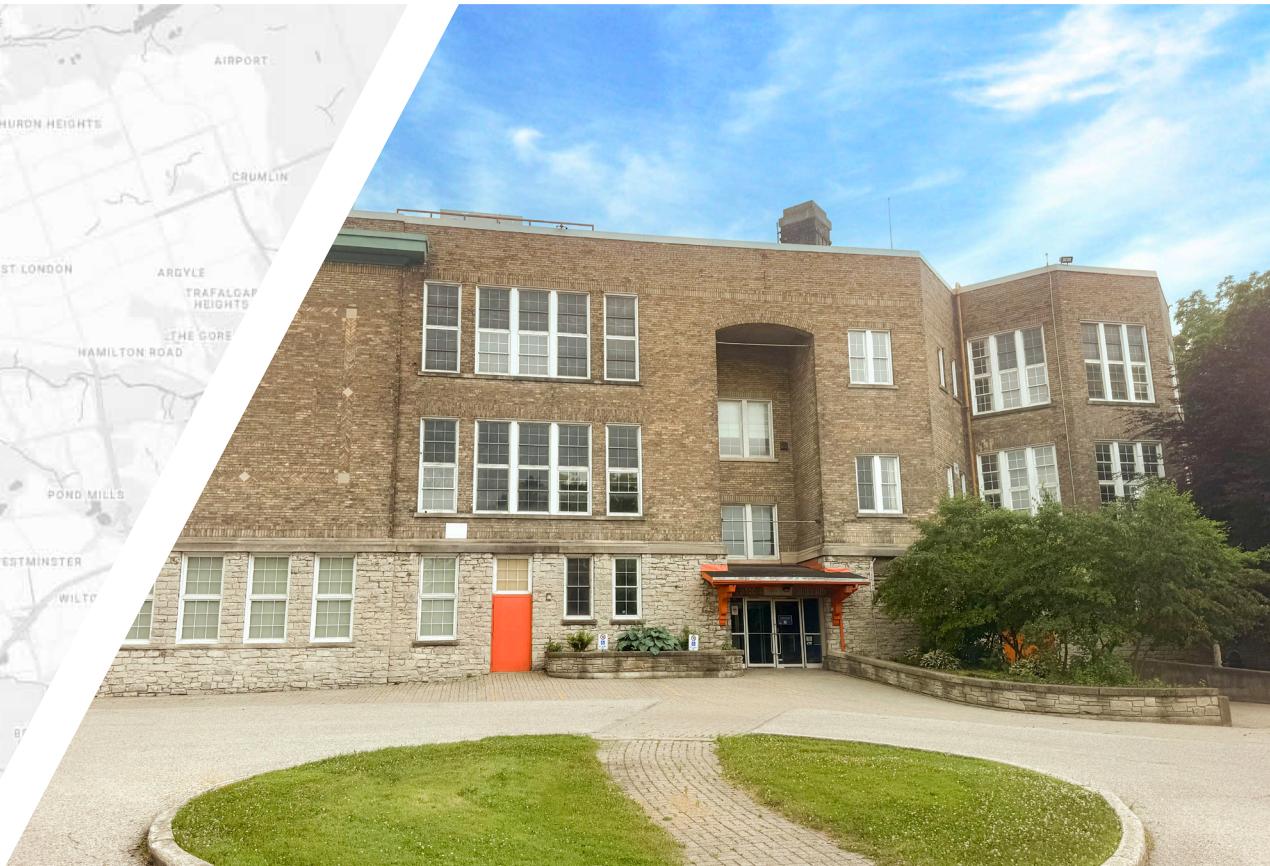
**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR SALE

21 WHARNCLIFFE ROAD SOUTH

London, ON



RARE OPPORTUNITY TO PURCHASE A LONDON LANDMARK BUILDING

ASKING PRICE

CONTACT L.A.

BUILDING AREA

28,270 SF

SITE AREA

1.775 ACRES

TYLER DESJARDINE

Sales Representative

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GEORGE KERHOULAS

Real Estate Agent

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**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**

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ABOUT THE PROPERTY

Rare opportunity to purchase a London landmark building. This building was formerly the Riverview public school and most recently was the London Regional Children's Museum.

- **Building Area:** 28,270 SF
 - » 3-Storey free standing building plus partial basement
 - » Wheelchair accessible to all 3 levels of the building as well as the basement
- **Site Area:** 1.775 Acres
- **Zoning:** h-9*R8-4(33)/OR(5)*H12
- **Taxes:** \$72,003.98 (2025)
- **Parking:** Available on-site
 - » Approx. 50 spaces
- There is potential for future expansion of approximately 10,000 to 20,000 SF
- With its three stories and floor to ceiling atrium, the building is ideally suited for conversion
- Set on the scenic river bluffs, it backs directly onto the Thames River, offering exceptional views and a serene natural setting
- Positioned on the high-visibility northwest corner of Wharncliffe Road South and Riverview Avenue, the site is just west of downtown London
- Development Potential: This architecturally significant building features a stunning floor-to-ceiling atrium and flexible interior space, making it ideal for: Residential redevelopment: Potential to accommodate up to an estimated 200 residential units. Commercial conversion: Offices, institutional use, or mixed-use development
- This building is also available For Lease
 - » Leasing incentives available to qualified tenants



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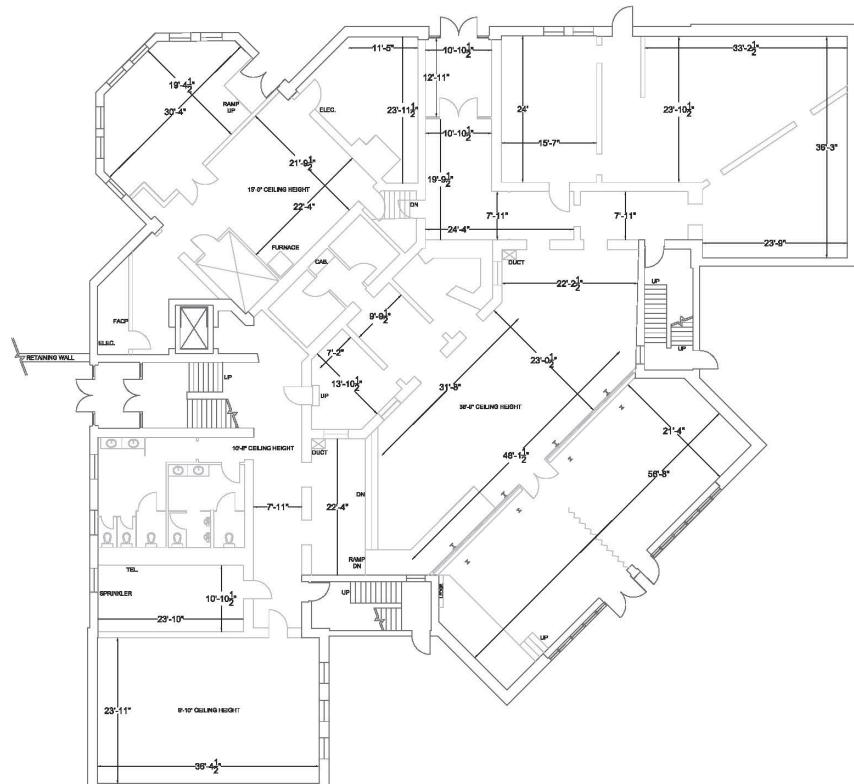


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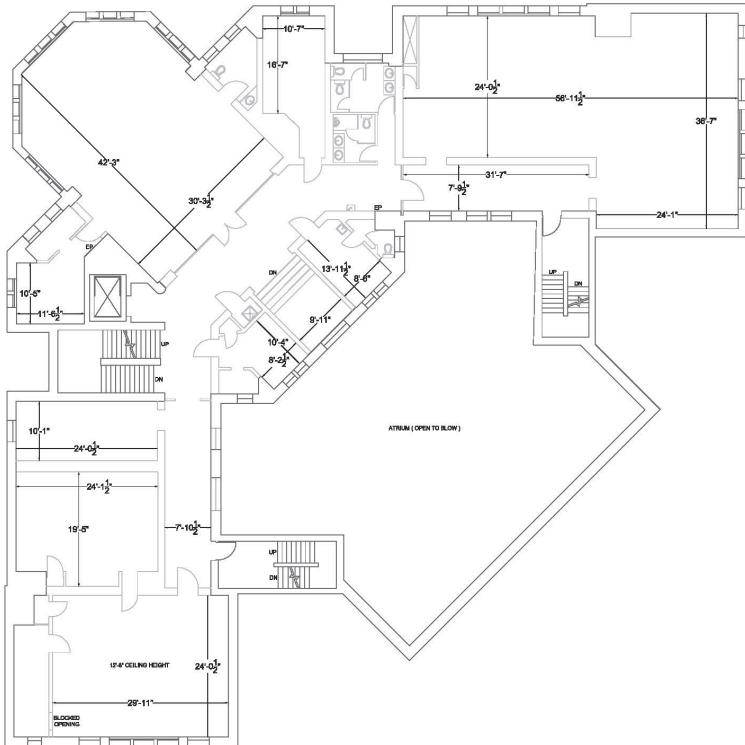
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FLOOR PLANS

MAIN FLOOR



SECOND FLOOR



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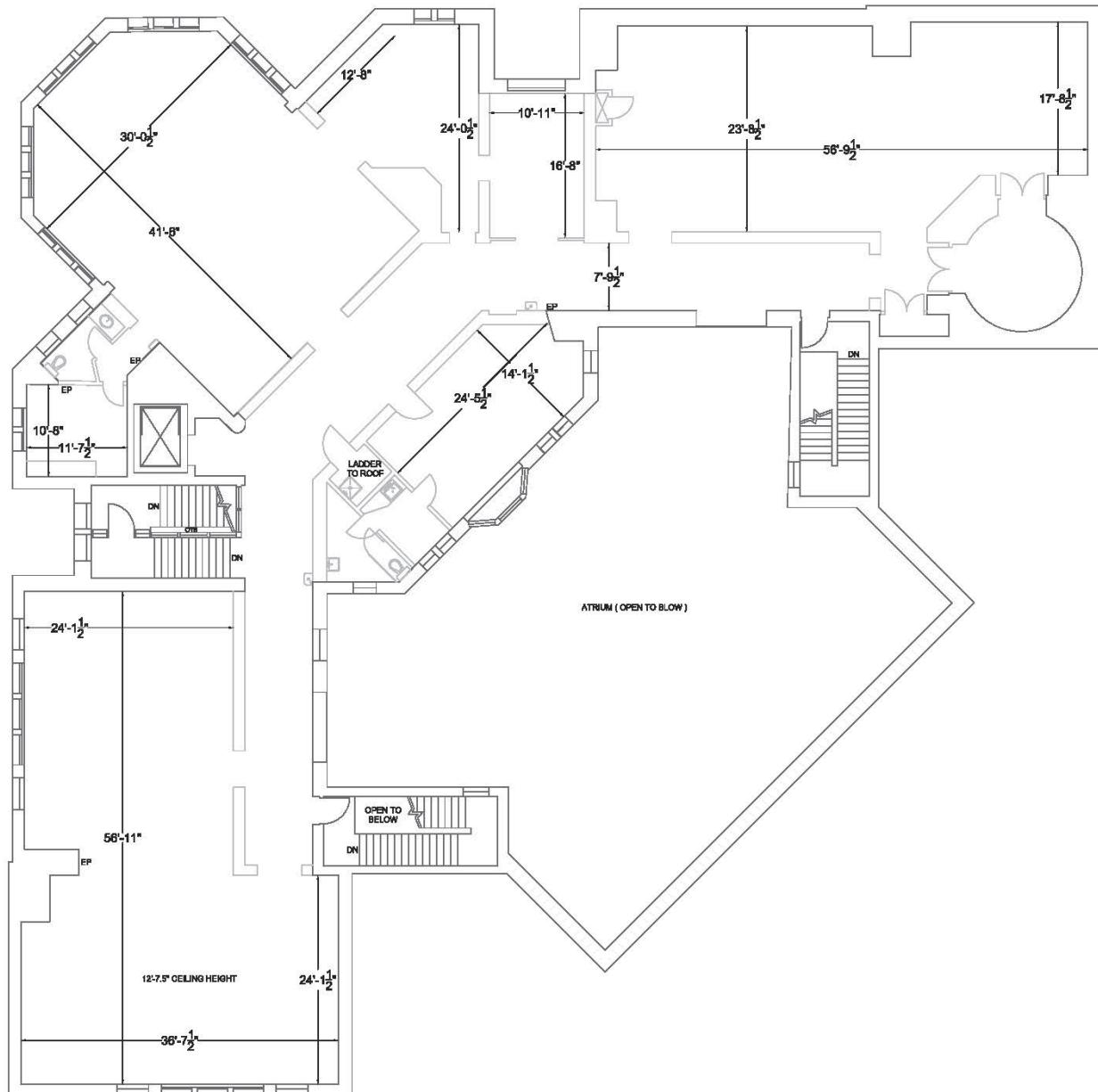
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FLOOR PLAN

THIRD FLOOR



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