

PRIME RETAIL/OFFICE BUILDING IN DOWNTOWN LONDON

ASKING PRICE

\$1,495,000

BUILDING AREA

5,610 SF

SITE AREA

0.056 ACRES

TYLER DESJARDINE

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

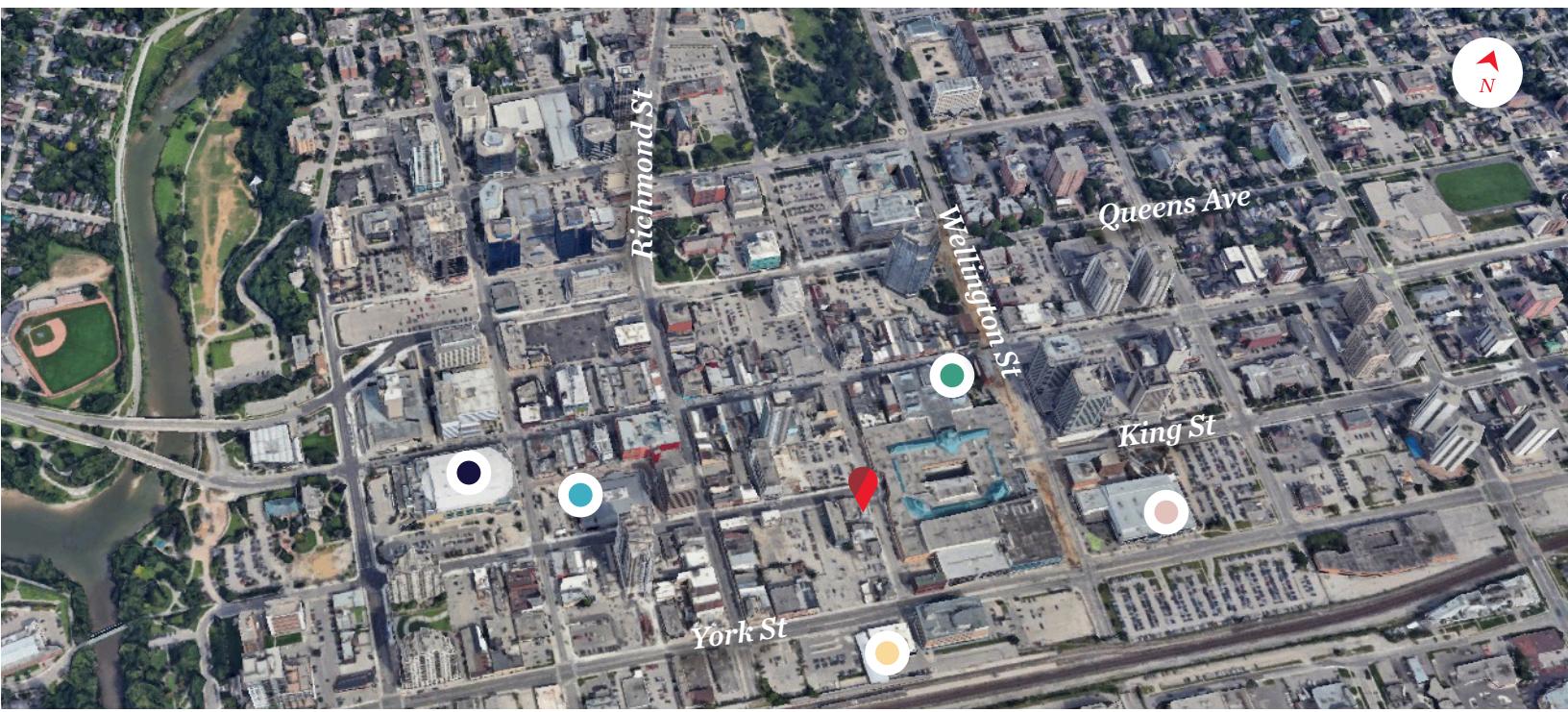
**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

ABOUT THE PROPERTY

Prime retail/office/commercial building for sale in downtown London. Excellent investment or owner/occupier opportunity. Recently renovated on the inside and outside facade upgrade. Previously occupied by Hakim Optical and Mi Casa Furniture store.

- Zoning:** DA1(6) - permits a wide range of uses: Retail, convenience stores, clinics, medical/dental offices, commercial recreation, supermarkets, bake shops, offices, place of worship, day care centres, art galleries, assembly halls, laboratories, private clubs, restaurants, repair and rental establishments, theatres, taverns, studios, schools, etc.
- Taxes:** \$22,773.61 (2024)
- Building has lots of windows and natural light

- Two storey building plus lower level with excellent street exposure
- Located directly on the corner of King Street and Clarence Street. Directly across from City Plaza and just down the street from Bud Gardens/Canada Life Centre and Covent Garden Market as well as several other downtown amenities
- Building is also available for lease



 BUDWEISER GARDENS

 COVENT GARDEN MARKET

 VIA RAIL

 CENTRAL LIBRARY

 RBC PLACE

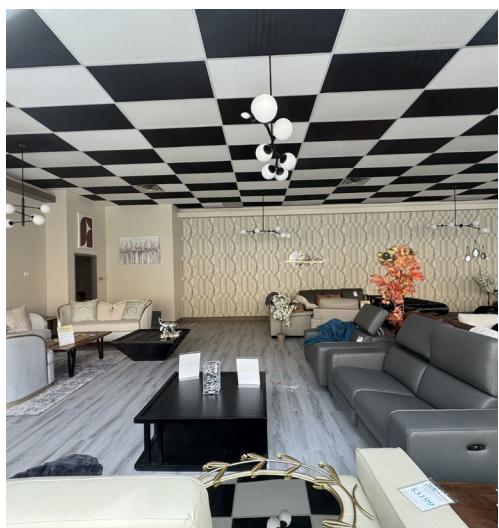
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PROPERTY IMAGES



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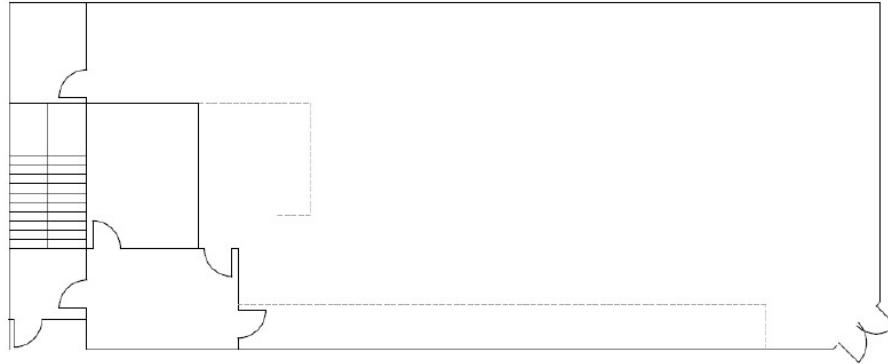
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FLOOR PLAN

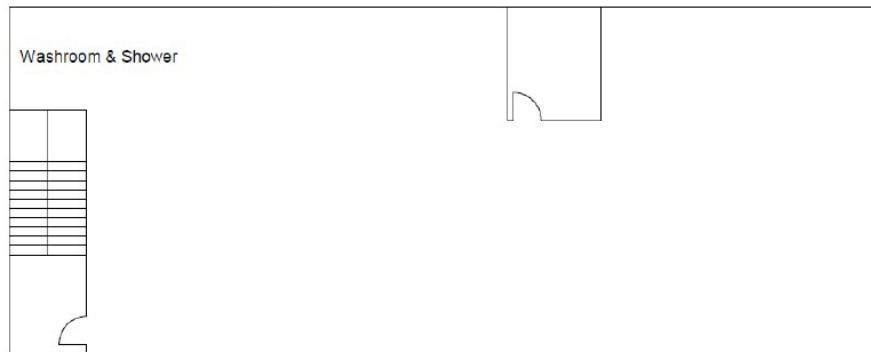


5,610 SQ. FT. BUILDING

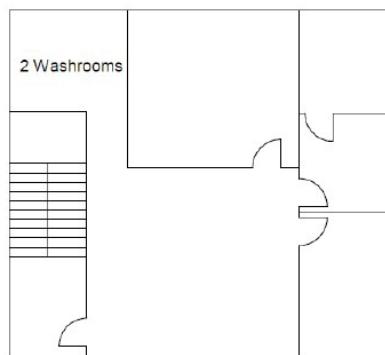
Main Level - Approx. 2,400 SF



Second Level - Approx. 2,400 SF



Lower Level - Approx. 810 SF



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