

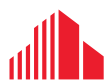
IMPROVED PRICE
~~\$1,095,000~~ \$995,000



2,200 SF OFFICE FOR SALE

DUFFERIN AVENUE

LONDON, ONTARIO

 **CUSHMAN & WAKEFIELD**
Southwestern Ontario

Sutton





ABOUT THE PROPERTY

Beautifully maintained office conversion situated in the highly sought-after Woodfield neighbourhood, centrally located with convenient access to all areas of the City. This attractive property offers excellent curb appeal and is currently configured as professional office space with AC2 zoning permitting a wide range of potential uses including medical or dental offices, animal hospitals, clinics, personal service establishments, studios, and other professional or service-oriented operations.



2,200 SF
Building Area



\$995,000
Asking Price



\$14,590
Taxes (2025)





FEATURES

- Reception Area
- Waiting Room
- Kitchenette
- 3-piece bathroom with in-floor heating
- Private Offices
- Boardroom
- On-Site Parking
- Pylon Signage





FOR MORE INFORMATION, PLEASE CONTACT

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**CUSHMAN &
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Southwestern Ontario



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