

**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR SALE
1288 & 1292 Highbury Ave. N.
London, ON



EXCELLENT INVESTMENT OR OWNER-OCCUPIER OPPORTUNITY

AVAILABLE AREA

2 BUILDINGS
3,800 & 1,059 SF

SITE AREA

0.576 ACRES
TOTAL

ASKING PRICE

\$1,900,000

**FOR MORE
INFORMATION,
PLEASE CONTACT:**

TYLER DESJARDINE

Sales Representative

+1 519 438 5403

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CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO | 850 MEDWAY PARK DRIVE, SUITE 201, LONDON, ONTARIO N6G 5G6 | WWW.CUSHWAKESWO.COM

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ABOUT THE PROPERTY

Rare offering of two side-by-side properties (1288 & 1292 Highbury Ave) with 2 freestanding buildings available for sale on high-profile Highbury Avenue North, directly across from major commercial plazas featuring Walmart, Value Village, Giant Tiger, Dollarama, Metro, and Shoppers Drug Mart and within close proximity to Fanshawe College. Combined site area of 0.576 acres with 150.38 ft. of frontage along Highbury.

1288 Highbury Avenue North | London, ON

Features a 100% leased, 3,600 SF freestanding commercial building that was engineered for a future 2nd storey addition, offering potential for 3,200 SF of additional space (subject to approvals). The 2nd floor foyer is already in place.

AVAILABLE AREA Unit 1 - 1,000 SF (Insurance Office)
Unit 2 - 2,200 SF + 300 SF on 2nd level = 2,500 SF total (Optometrist)

COMMENTS

- Concrete block construction on slab-on-grade foundation (no basement)
- New roof in 2024 with 20 year warranty
- Fibre optics
- 2 HVAC systems (2 A/C units)
- Units separately metered for gas & hydro

1292 Highbury Avenue North | London, ON

Vacant 1,966 SF freestanding building which was previously a doctor's office. Suitable for medical/dental, optometry, professional office, commercial, or potential residential use (subject to approvals).

AVAILABLE AREA 808 SF main floor + 251 SF garage + 866 SF lower level = 1,966 SF

COMMENTS

- Layout includes reception/foyer area, 2 office/bedroom, kitchen area, 4 piece bathroom, large office/living room.
- Pitched roof with newer shingles

Rare opportunity to acquire an income-producing asset together with a vacant owner-occupier building.

TYLER DESJARDINE

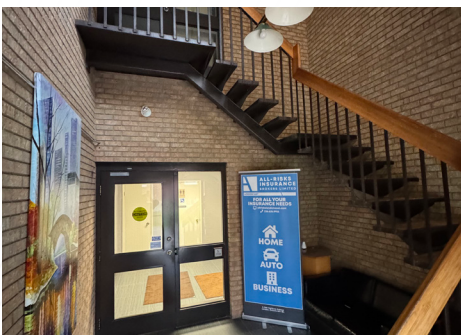
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PROPERTY PHOTOS



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