



FOR SALE

PROMINENT SOUTH LONDON PLAZA INVESTMENT OPPORTUNITY

405-415

WHARNCLIFFE ROAD SOUTH

London, Ontario

David Jongerden

Sales Representative

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**CUSHMAN &
WAKEFIELD**

Southwestern Ontario



405-415

WHARNCLIFFE ROAD SOUTH

London, Ontario

TOTAL AREA	14,304 SF
SITE AREA	1.024 acres
PARKING	64 spaces
ZONING	AC 3&4
ASKING PRICE	\$3,899,000
TAXES (2025)	\$83,069.85

PROPERTY FEATURES



Fully leased to long term tenants of retail, service, and office use



Paved lot with 2 buildings totaling 14,304 SF situated on 1.024 acres



Great investment opportunity with significant future rent appreciation potential



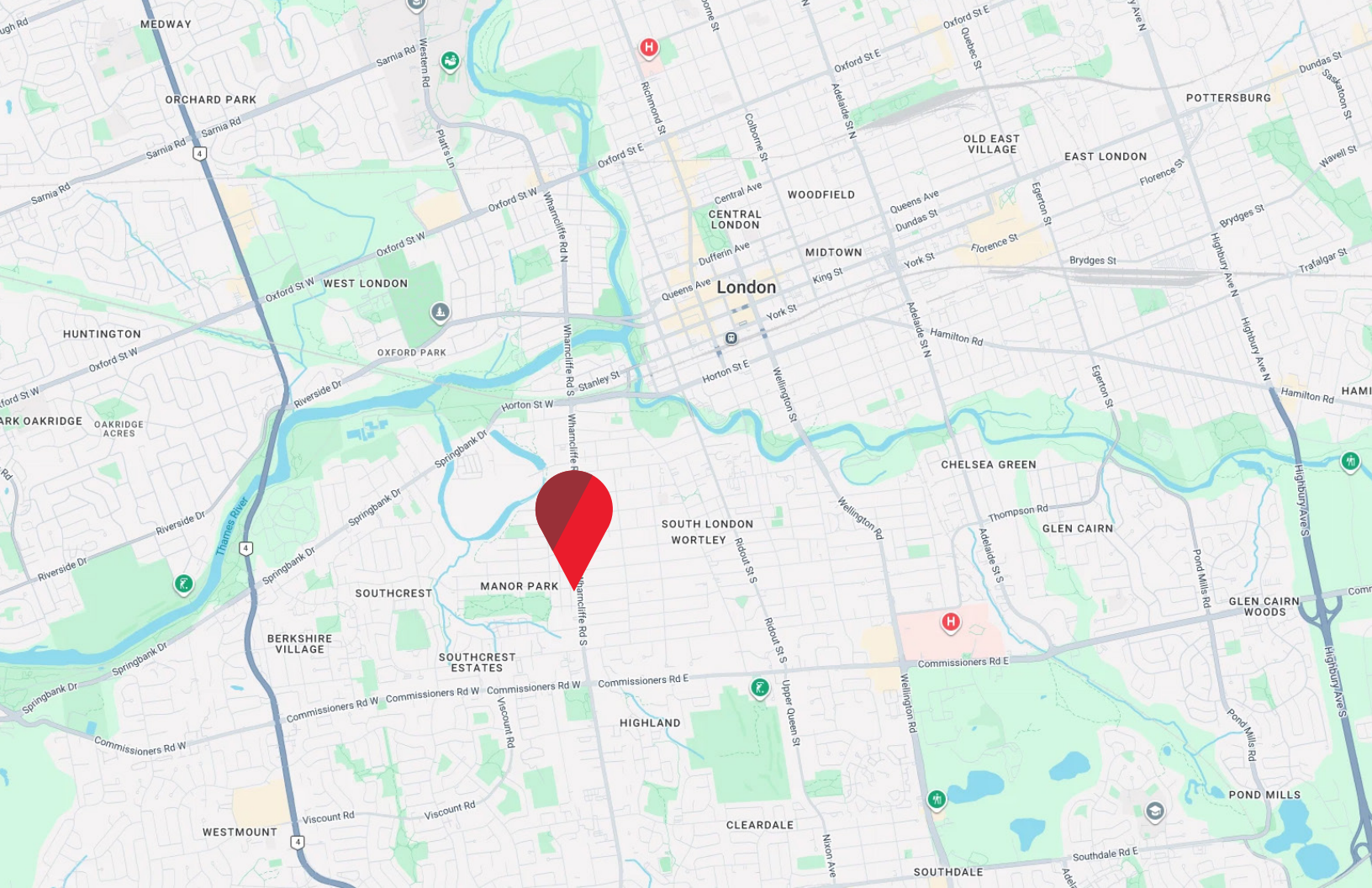
Excellent exposure with daily traffic of 32,000+ vehicles along Wharncliffe



Zoning allows retail, office, and a broad range of additional permitted uses

PROPERTY PHOTOS





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