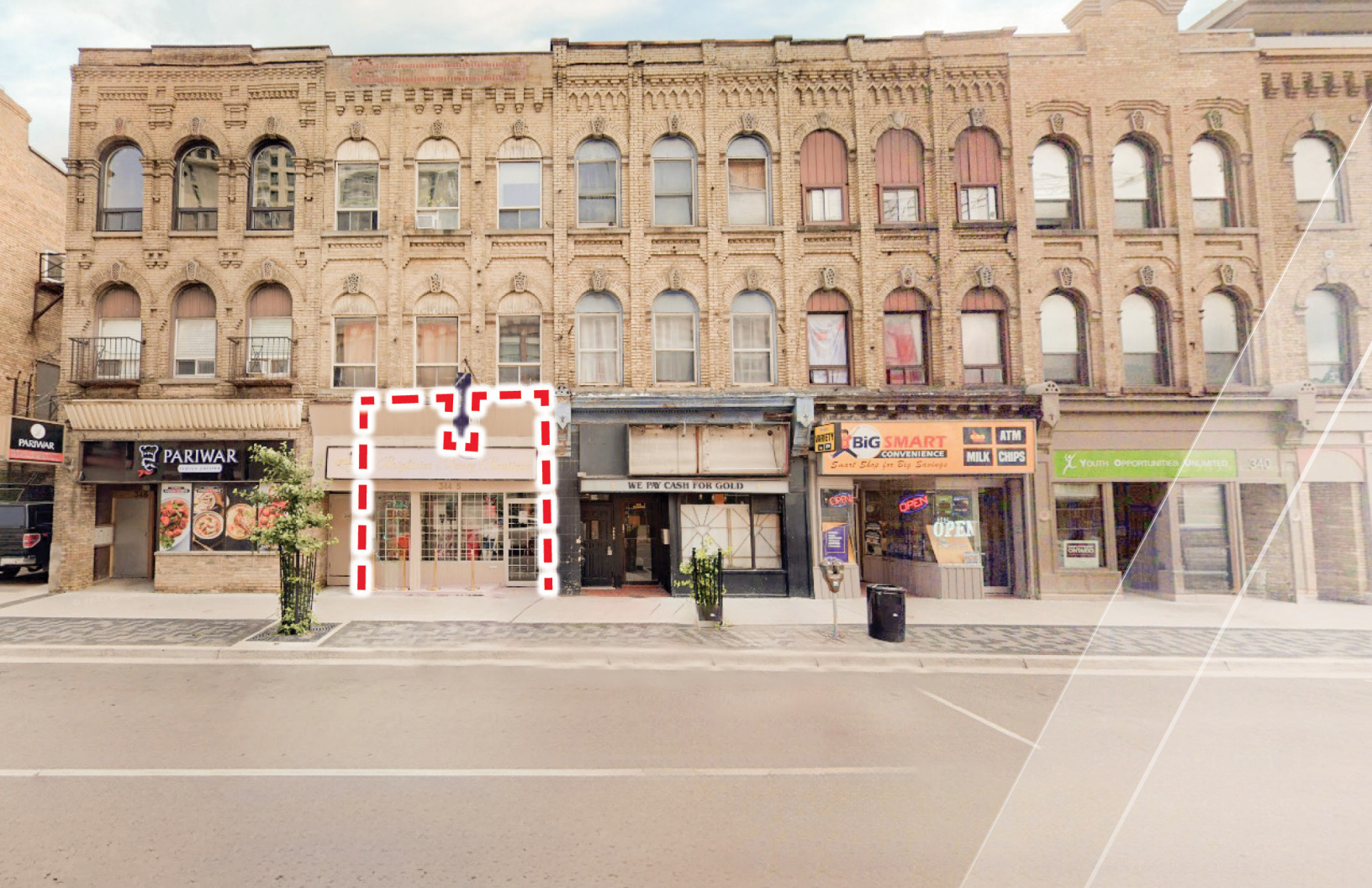




FOR SALE

PRIME MIXED-USE COMMERCIAL/ RESIDENTIAL INVESTMENT OPPORTUNITY

344.5

RICHMOND STREET

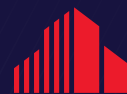
London, Ontario

TYLER DESJARDINE

Sales Representative

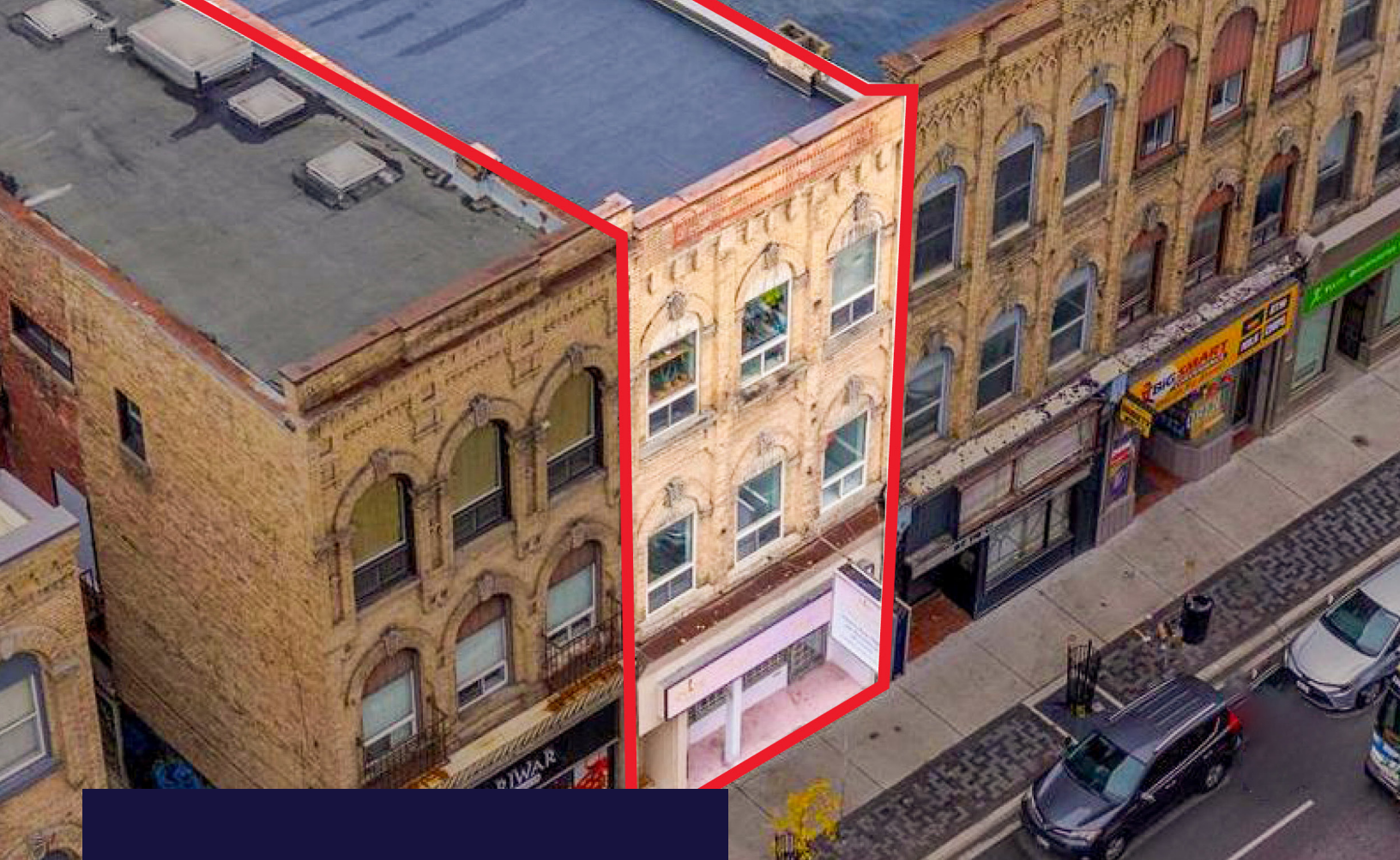
+519 438 5403

tyler.desjardine@cushwakeswo.com



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario



344.5

RICHMOND STREET

London, ON

AVAILABLE AREA	Approx. 3,560 SF
SITE AREA	Approx. 0.045 acres
ZONING	DA1
ASKING PRICE	\$799,999
TAXES	\$6,874.3

COMMENTS

- Based on the current projected Net Income, the property is offering a compelling 7.5% + cap rate
- Projected Gross Income: Approx. Over \$78,232 per year
- Projected Net Income: \$60,070 per year

PROPERTY FEATURES



3 Storey building. Main Floor Approx. 1,150 SF - Commercial unit



4 - One Bedroom Residential units. 2 of the units are newly renovated one-bedroom residential units.



Features 2 newly renovated One-Bedroom residential units, currently vacant



Recently tenanted commercial unit on a 4-year lease term with guarantees



Zoning: DA1 - Permits a wide range of uses

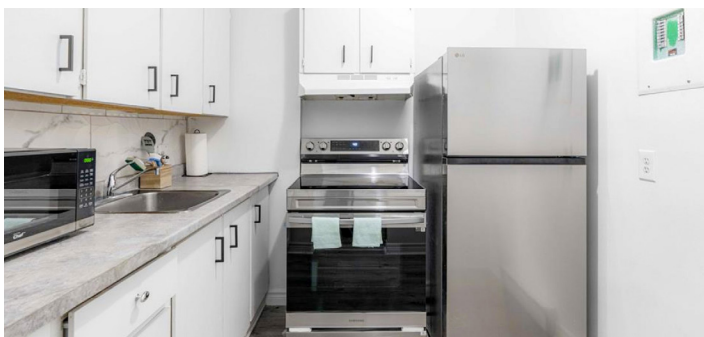
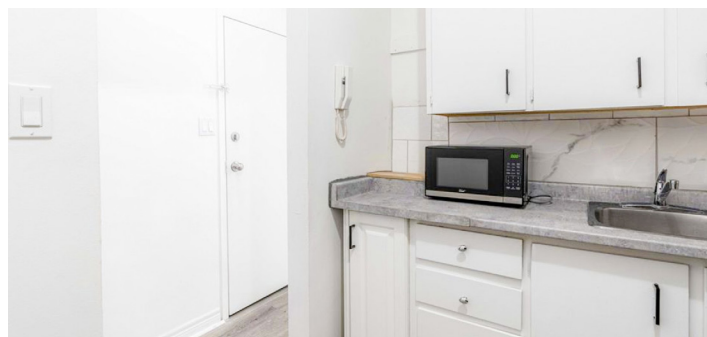
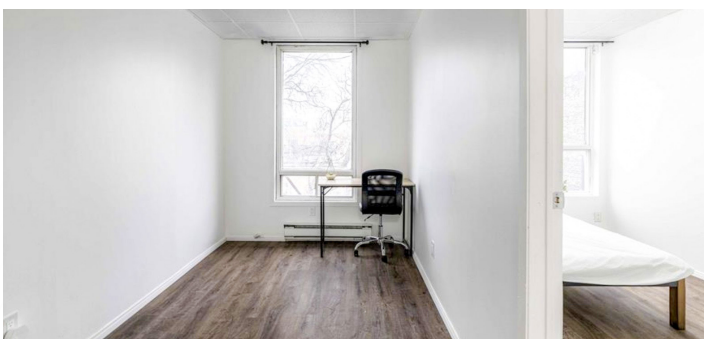
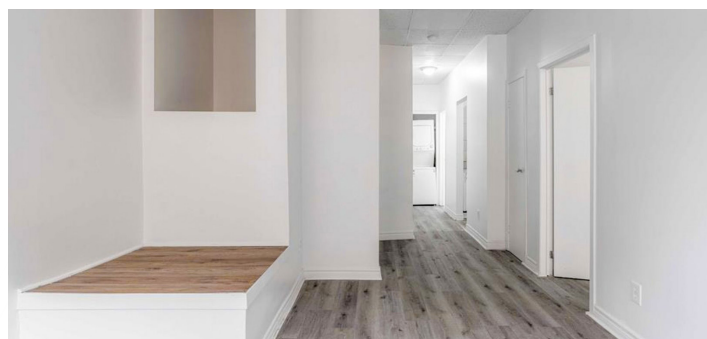
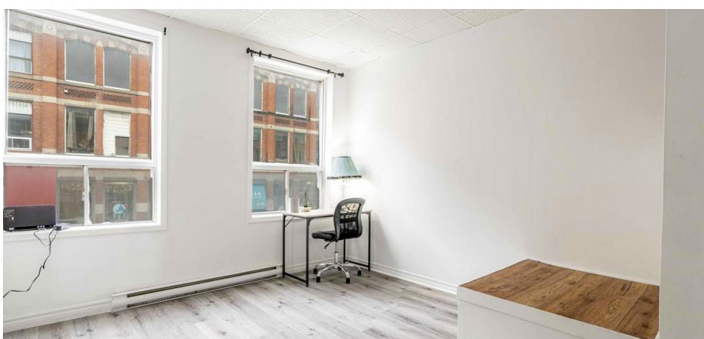
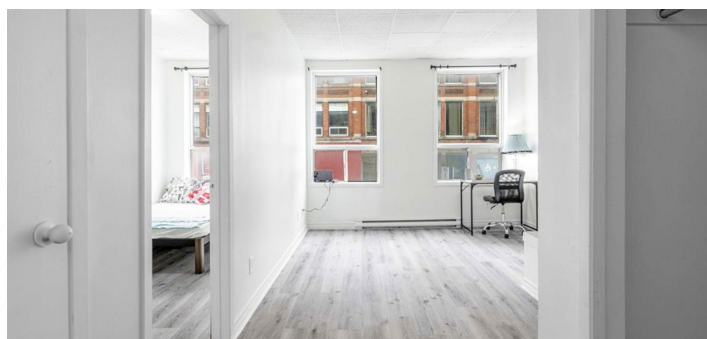


The property has undergone significant upgrades, including a brand-new roof (2024), as well as plumbing and electrical enhancements



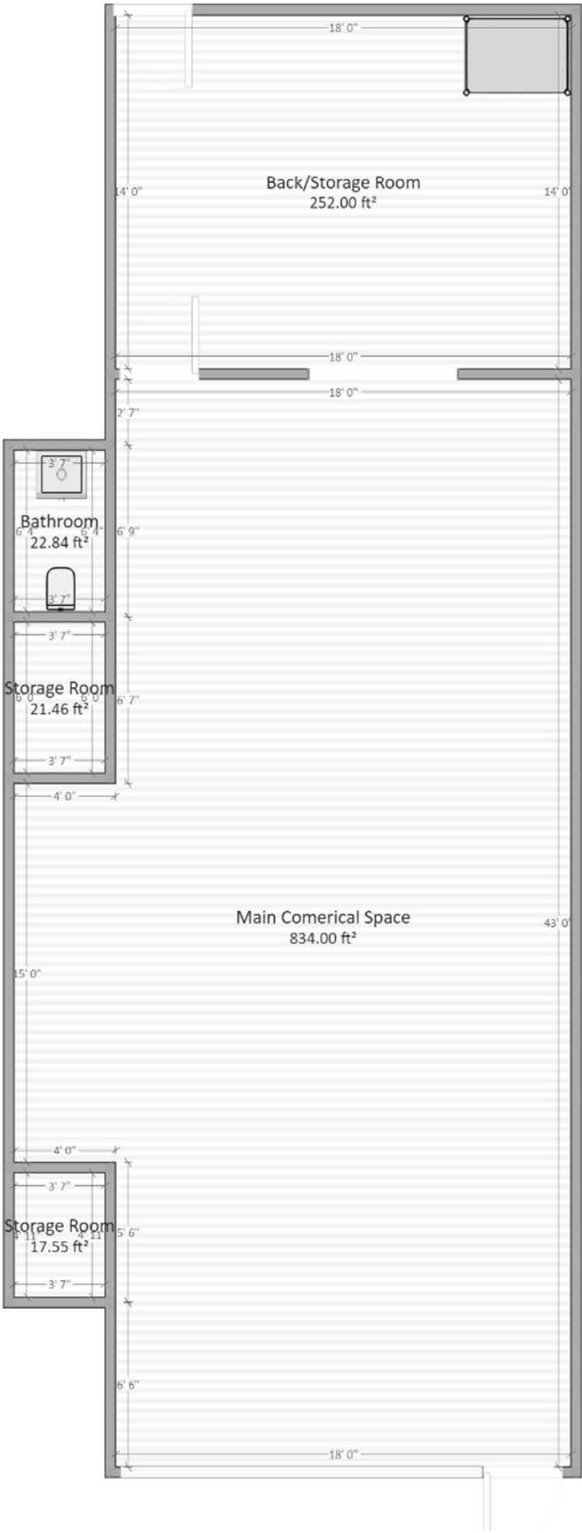
Just steps from Covent Garden Market and Canada Life Place

PROPERTY PHOTOS



FLOOR PLAN

MAIN FLOOR





FOR SALE

344.5

RICHMOND STREET

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