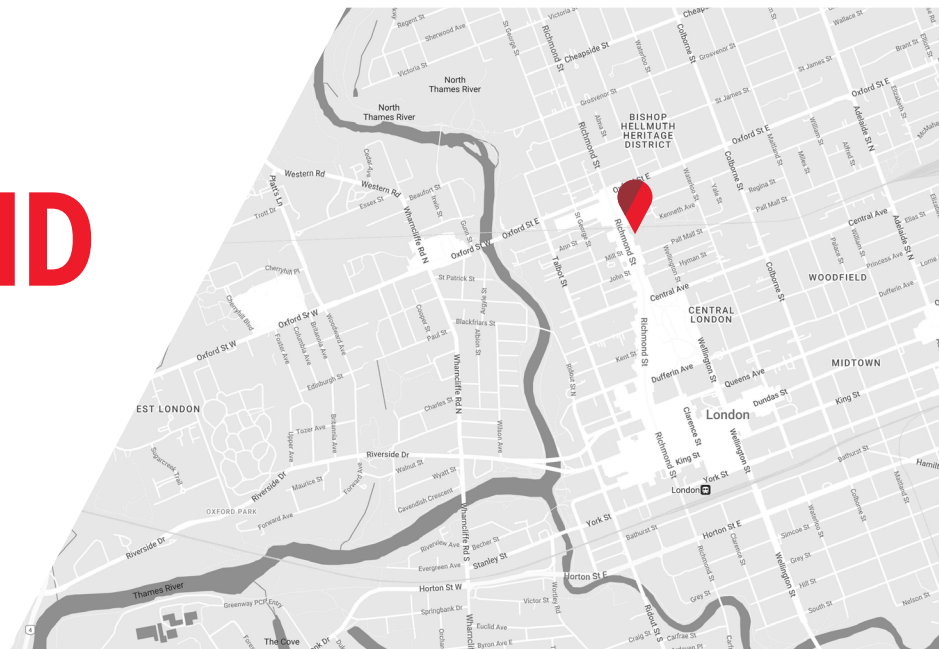




HISTORIC BUILDING ON RICHMOND ROW AVAILABLE | FOR SALE

664 RICHMOND STREET

London, ON N6A 3G8

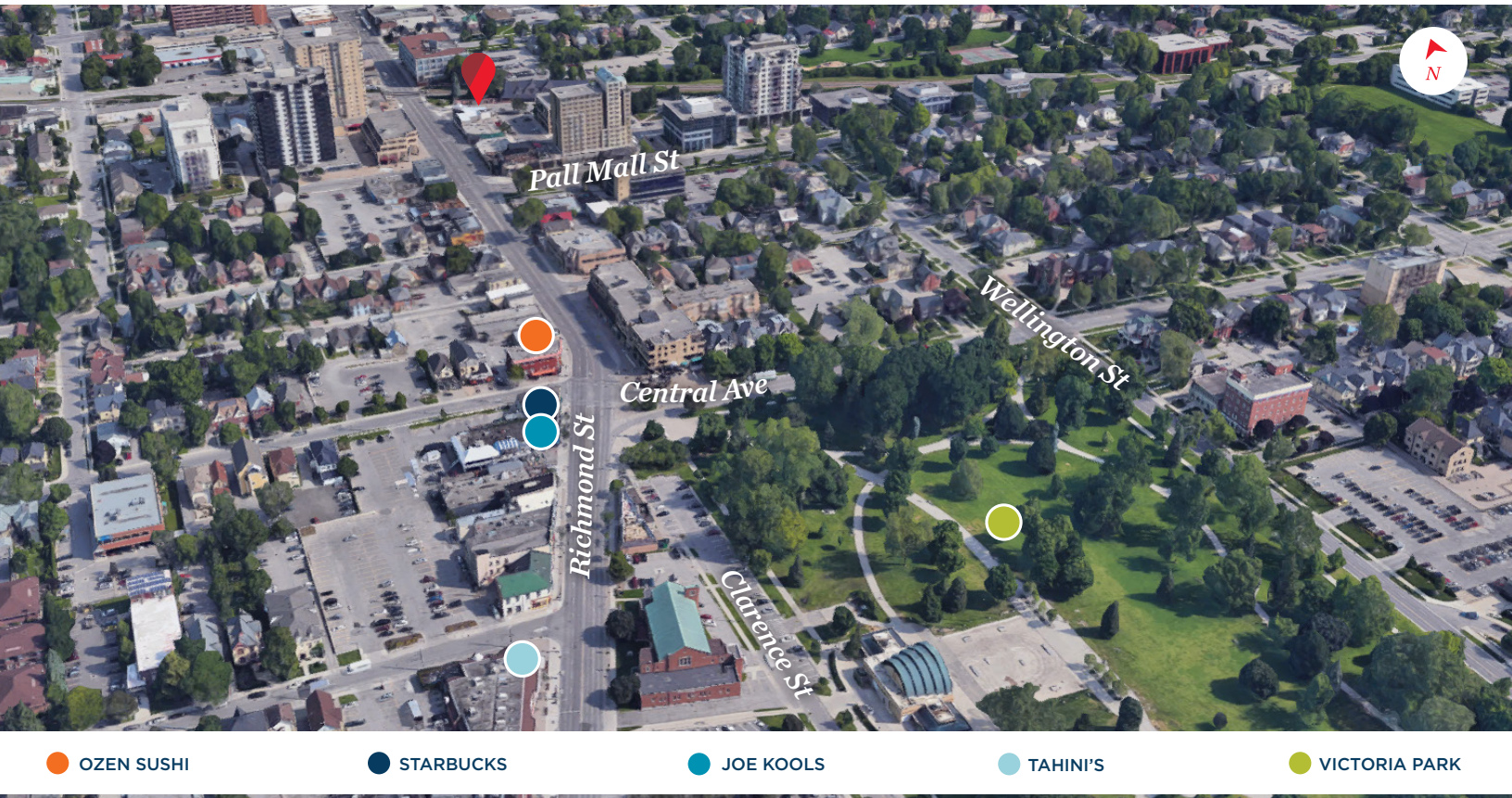


ABOUT THE PROPERTY

Unique opportunity to purchase an historic building on Richmond Street (Richmond Row) in downtown London, ON

Asking Price	Approx. Square Feet	Site Area	Property Taxes
\$2,495,000	<ul style="list-style-type: none"> 10,423 SF Total* 5,212 SF per floor + Outdoor Patio 	0.229 Acres	\$56,670.08 (2023)
*Two storey building with basement area			

- Zoning: BDC(1)/BDC1*H43** - permits a wide range of uses (see following page for details)
- The former Keg Steakhouse and Bar operated at this historic London Station site for several years
- Newer roof
- Kitchen area is still located on the 2nd floor
- Prime opportunity to be located at the heart of London's most viable retail, office, commercial and restaurant nodes in downtown London
- Other Tenants in the area include Texas Roadhouse, Jack Astors, Chucks Roadhouse, Ceeps, Barneys etc.
- Property is also available for lease



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CUSHMAN & WAKEFIELD
 Southwestern Ontario

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PERMITTED USES

664 RICHMOND STREET, LONDON | BUSINESS DISTRICT COMMERCIAL (BDC(1)/BDC1) ZONE

BDC(1) | Richmond Street, between Kent Street and Oxford Street - Any use permitted in the BDC2 Zone variation

BDC2

Any use permitted in the BDC Zone variation	Funeral homes
Assembly halls	Institutions
Places of Worship	Schools
Community centres	Fire halls

BDC

Animal hospitals	Private clubs
Apartment buildings, with any or all of the other permitted uses on the first floor	Restaurants
Bake shops	Retail stores
Clinics	Service and repair establishments
Commercial recreation establishments	Studios
Commercial parking structures and/or lots	Video rental establishments
Converted dwellings	Lodging house class 2.(Z.-1-93172)
Day care centres	Cinemas
Dry cleaning and laundry depots	Brewing on Premises Establishment
Duplicating shops	Food Store
Emergency care establishments	Animal Clinic
Existing dwellings	Convenience Store
Financial institutions	Post Office
Grocery stores	Convenience service establishments
Laboratories	Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor
Laundromats	Bed and breakfast establishments
Libraries	Antique store
Medical/dental offices	Police stations
Offices	Artisan Workshop
Personal service establishments	Craft Brewery

BDC1

Any use permitted in the BDC Zone variation	Restaurants
Hotels	Taverns

<https://london.ca/sites/default/files/2022-08/Zoning%20By-law%20Section%2025.pdf>

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ZONING & DEMOGRAPHICS



Circa 1910



Circa 1946



Circa 1959



Circa 2010

BUSINESS DISTRICT COMMERCIAL (BDC) ZONE

GENERAL PURPOSE OF THE BUSINESS DISTRICT COMMERCIAL (BDC) ZONE

PURPOSE & INTENT: The BDC Zone is typically applied to corridors with a main street character. This Zone provides for and regulates a mix of retail, restaurant, neighbourhood facility, office and residential uses located along pedestrian-oriented business districts in older parts of the City and in hamlets or small business areas in rural areas. Normally buildings are located near the street line with parking to the rear. The uses in this zone, which are intended to provide for the shopping needs of nearby residents, and cater to certain specialty shopping needs, have been differentiated on the basis of their function, intensity and potential impacts. (Z-1-051390) (Z-1-202871)

The BDC Zone variation provides for a wide range of compatible office, retail, facility and residential uses which are appropriate in all Business District Commercial Zone variations. In addition to the uses provided for under BDC an expanded range of uses may be permitted at appropriate locations through the use of other zone variations in BDC1 (larger scale uses)

AVERAGE HOUSEHOLD INCOME*

NBH \$83,846
CITY \$94,838

TOTAL POPULATION*

COM 13,315
CITY 435,334

EMPLOYMENT NBH*

EMPLOYED 78%
UNEMPLOYED 22%

HOUSEHOLDS NBH*

OWNED 29%
RENTED 71%

*Sourced from GeoWarehouse

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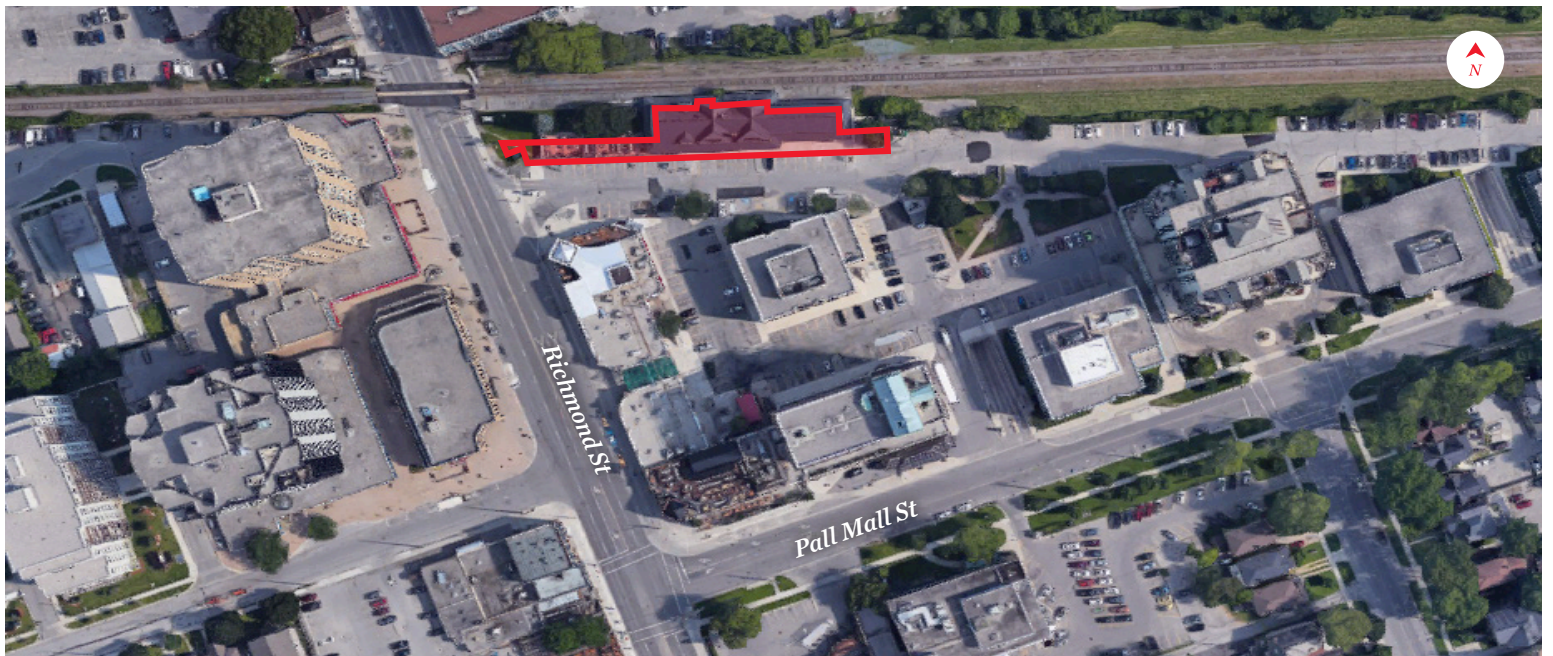
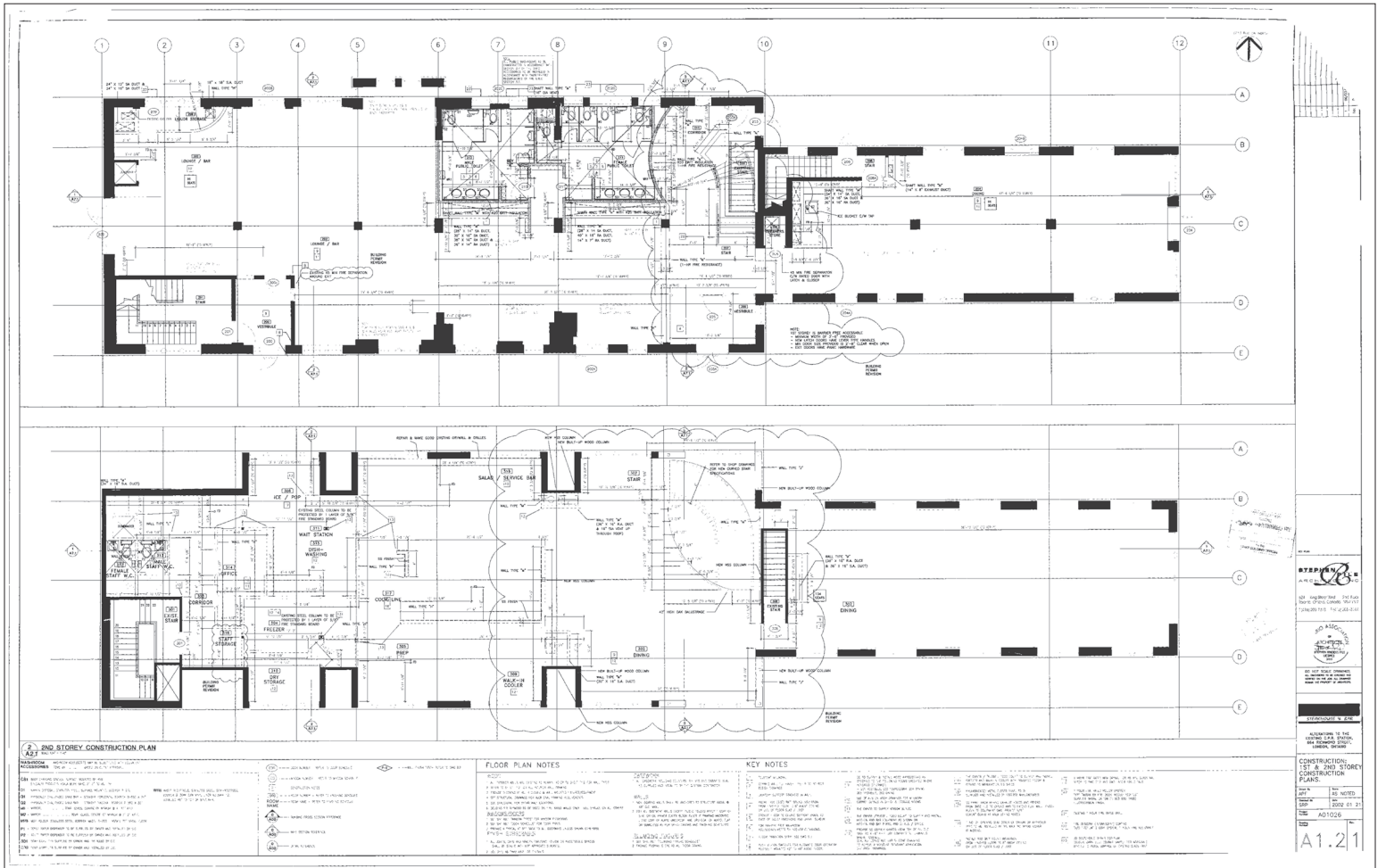


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CONSTRUCTION PLAN & AERIAL



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PROPERTY IMAGES



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