

RETAIL/OFFICE BUILDING | FOR SALE



London, ON N6P1L1



Existing consignment business can be purchased, please contact listing agents for details

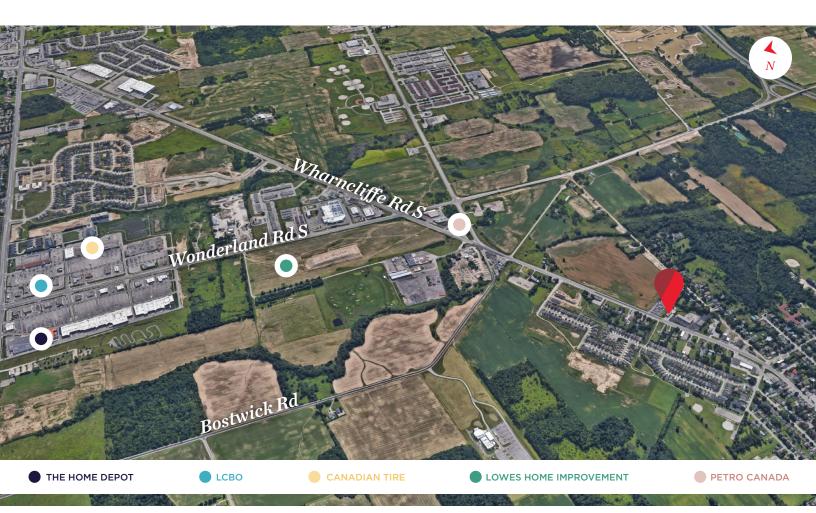
ABOUT THE PROPERTY

Landmark property for sale in Lambeth. This unique retail/office building features, three finished levels, grade loading, ample power, lots of parking, and great visual exposure. The broad arterial commercial (AC3 & AC4) zoning allows for several medical, retail, and office uses.

- Asking Price: \$1,750,000
- Building Area: 6,326 SF
 - » Plus basement
- Site Area: 0.7 Acres

- Taxes: \$9,865.50 (2023)
- Zoning: AC3/AC4/ER
- Parking: 30 Spaces

Please contact the listing brokerage for the full buyer package.



JAMESON LAKE Sales Representative O 519 438 8548 C 519 694 3342 jameson.lake@cushwakeswo.com

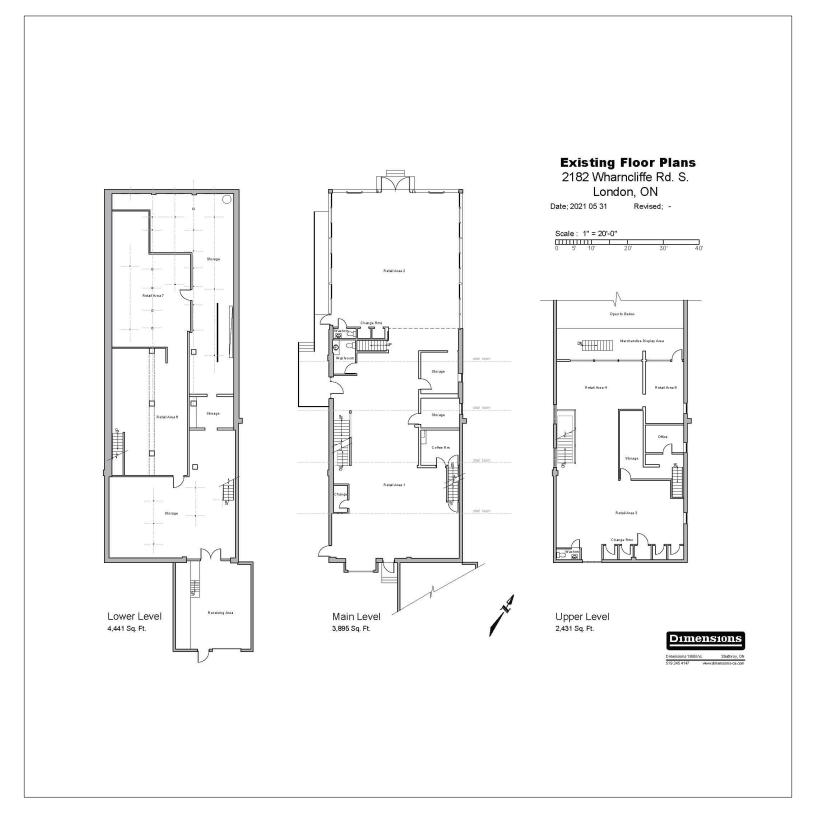
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FLOOR PLAN



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ZONING AND PERMITTED USES

PERMITTED USES | 2182 WHARNCLIFFE ROAD SOUTH, LONDON, ON

Arterial Commercial (AC3) Zone		
Accessory dwelling units	Group Home Type 2	Commercial recreation establishments
Converted dwellings	Lodging House Class 2.(Z1-93172)	Funeral homes
Day care centres	Any use permitted in the AC Zone variation	Institutions
Emergency care establishments	Assembly halls	Private clubs
Existing dwellings	Places of Worship	Schools
Arterial Commercial (AC4) Zone		
Any use permitted in the AC Zone variation	Food stores	Retail stores
Animal hospitals	Financial institutions	Service and repair establishments
Dwelling units above the first floor	Home and auto supply stores	Studios
Bake shops	Medical/dental offices	Video rental establishments
Catalogue stores	Offices	Craft Brewery (Z1-172561)
Clinics	Personal service establishments	Artisan Workshop (Z1-172561)
Convenience service establishments	Printing establishments	Craft Brewery (Z1-172561)
Duplicating shops	Restaurants, eat-in	
Environmental Review (ER) Zone		
Conservation lands	Passive recreational uses	Agricultural uses
Conservation works	Managed woodlot	



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