

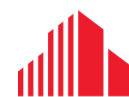


**FOR SALE**

PRIME COMMERCIAL AND RESIDENTIAL INVESTMENT  
OPPORTUNITY IN DOWNTOWN LONDON

**99-105  
KING  
STREET**

*London, ON N6A 1C1*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

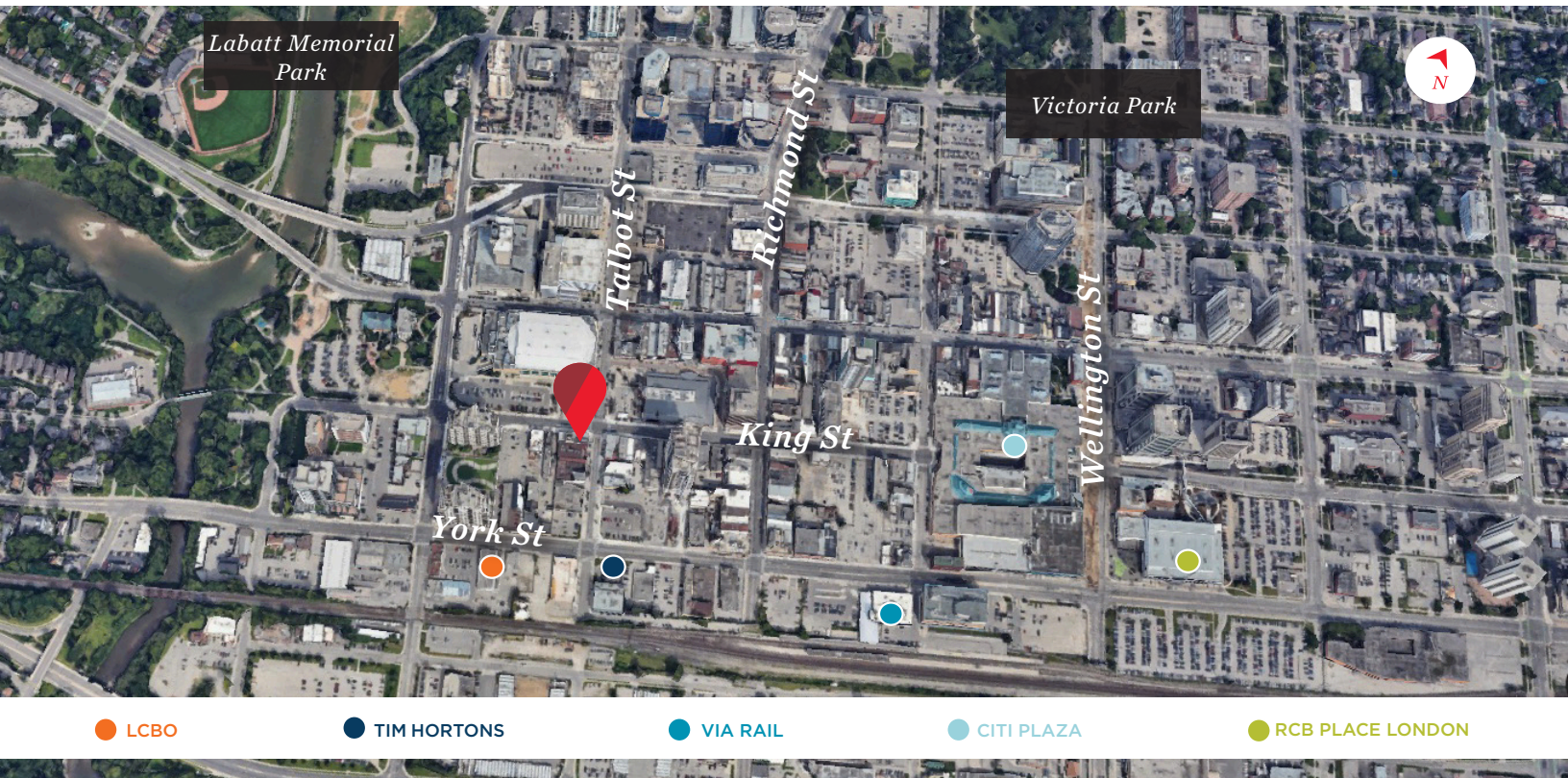


ASKING PRICE: \$6,500,000

# PROPERTY HIGHLIGHTS

Prime commercial and residential investment opportunity or redevelopment opportunity in downtown London, located directly on the corner of King St. and Talbot St.

- **Asking Price:** \$6,500,000
- **Building Area:** Approx. 14,257 SF
  - » Part 3 storey and 4 storey building
  - » Contains two 1 bedroom residential/apartment units
  - » 4 commercial tenant
- **Site Area:** 0.11 acres
- **Zoning:** DA1 (6)
- **Taxes:** \$88,466.13 (2023)
- 100% leased building
- High profile location
- Gas HVAC units
- The building has been extensively upgraded and renovated in recent years
- Located directly across the street from Bud Gardens and the Covent Garden Market and adjacent to several new high-rise residential developments and other downtown commercial amenities



**TYLER DESJARDINE**

*Sales Representative*

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**GARY POLLOCK**

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519 860 7707

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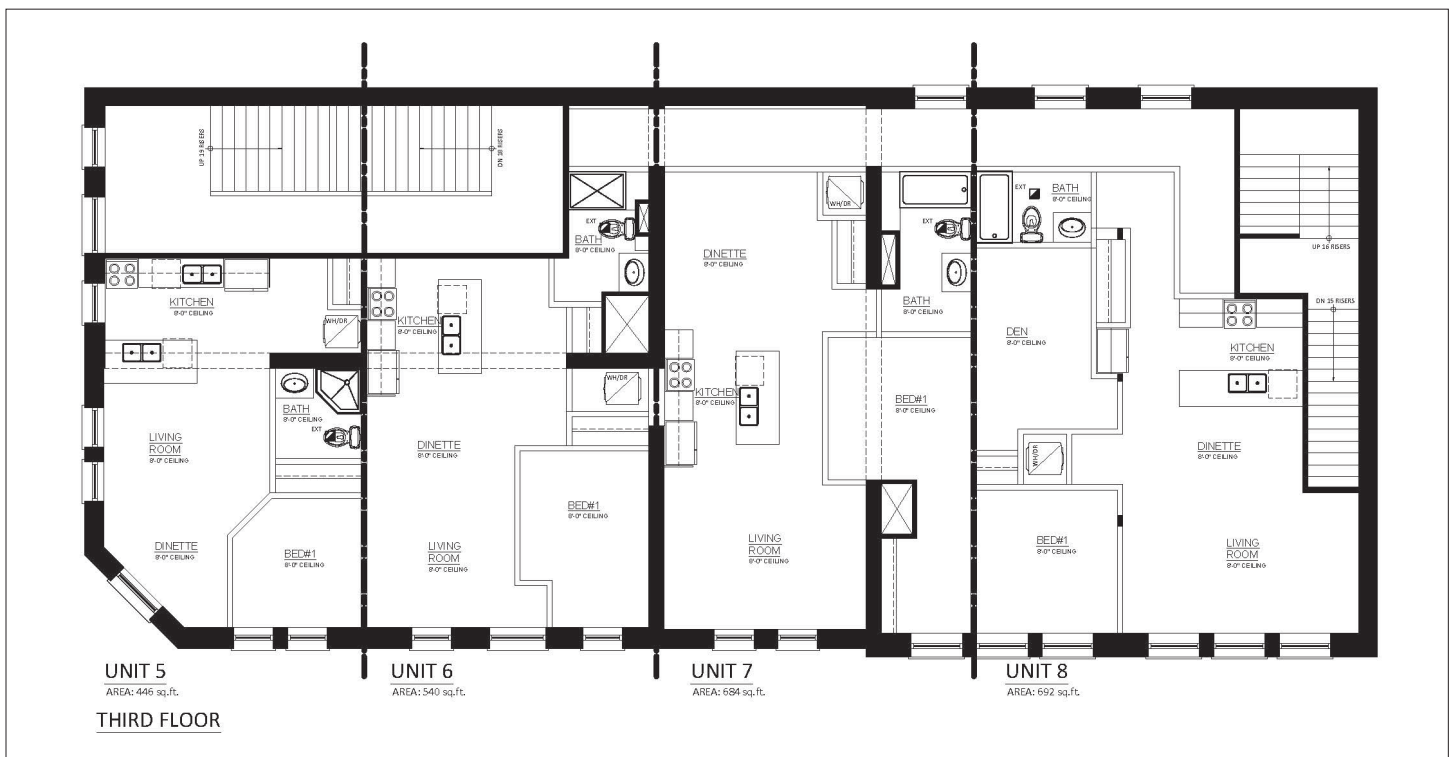
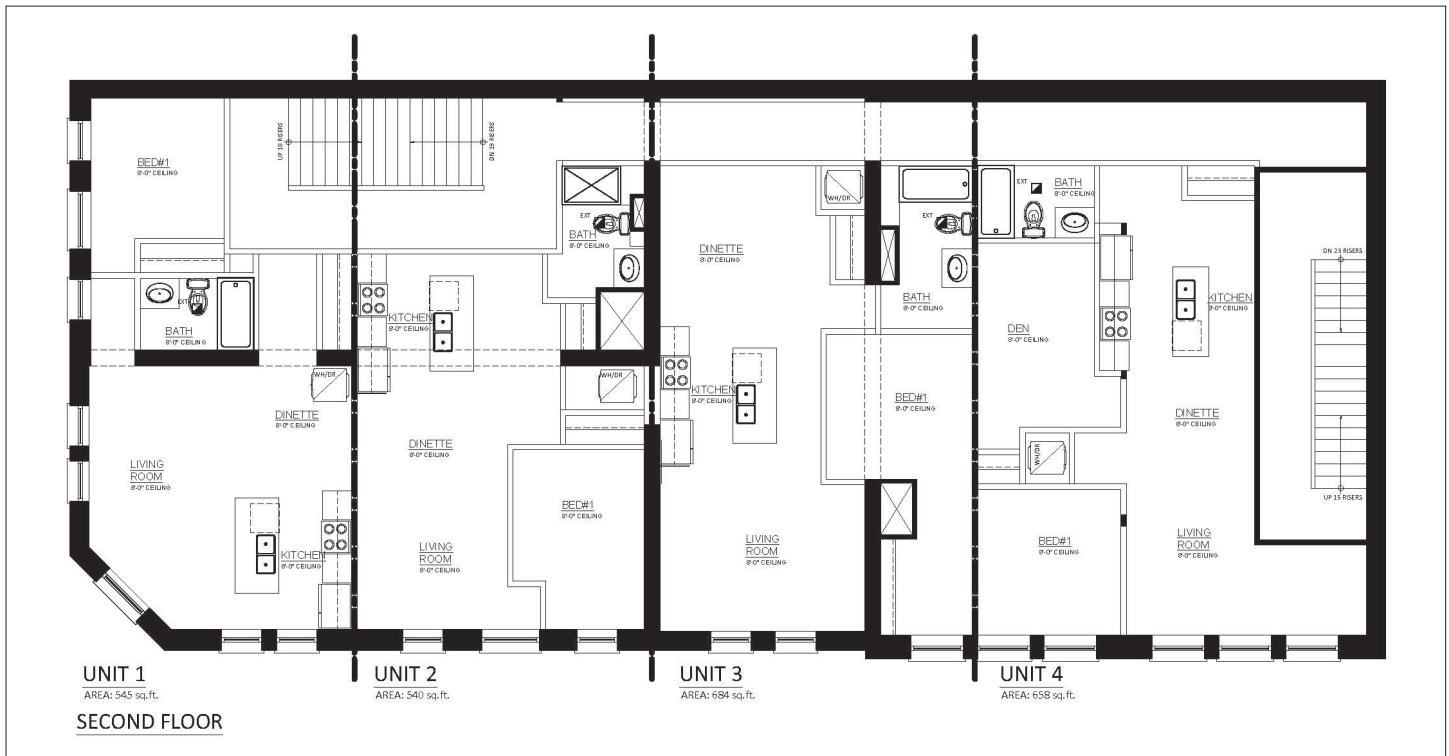


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# FLOOR PLANS



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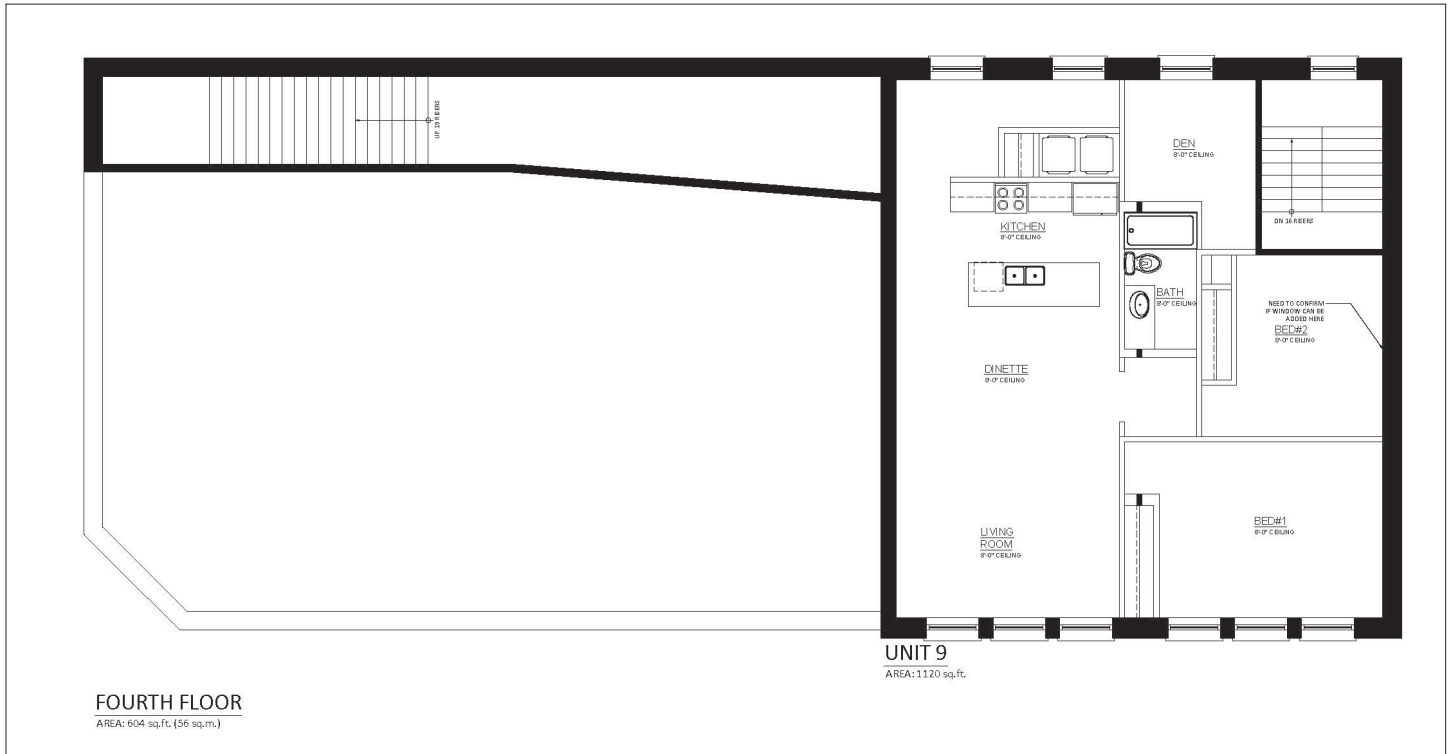
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# PROPERTY IMAGES



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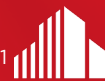
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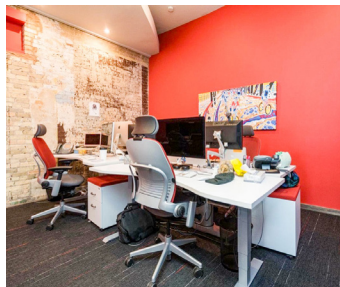
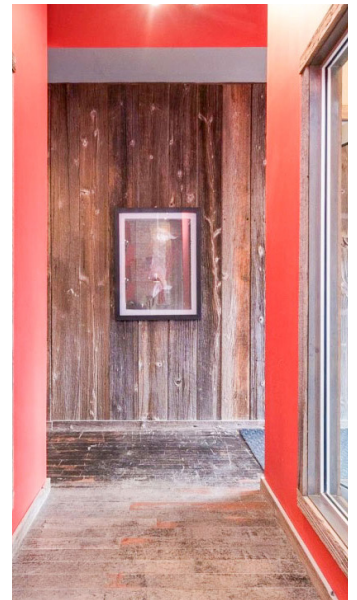
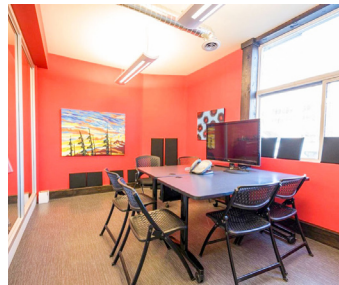
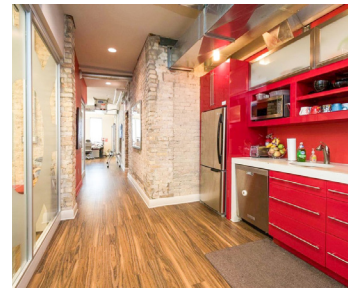
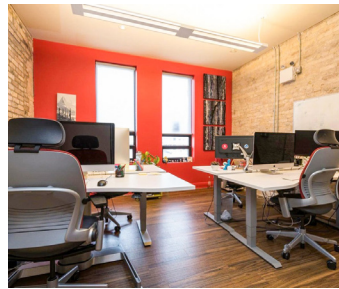
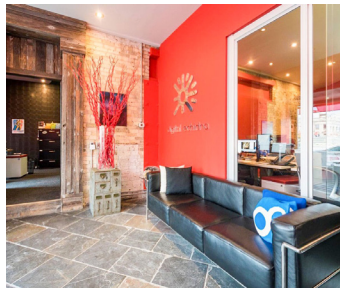
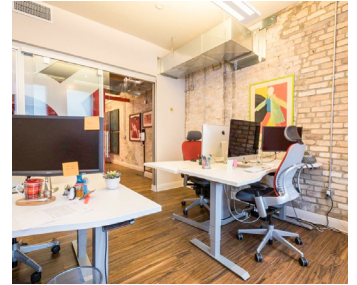
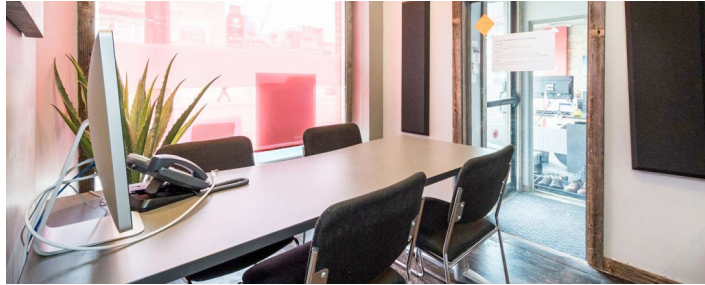
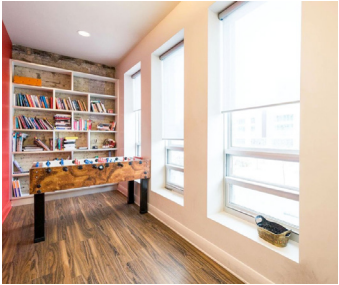
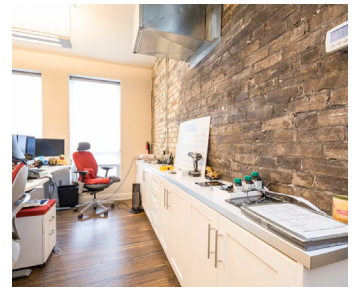
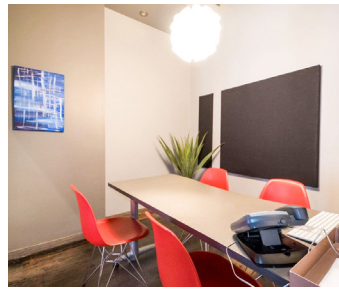
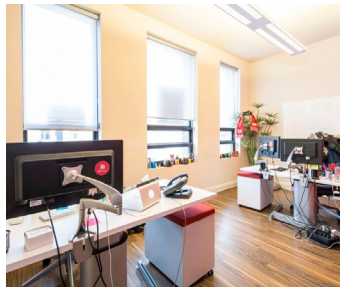
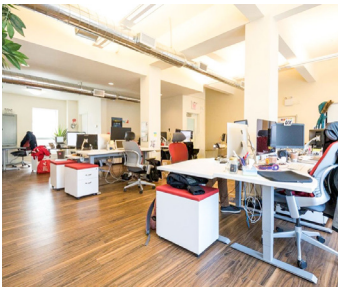
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