



RENOVATED OFFICE BUILDING | FOR SALE

293 COLBORNE STREET

London, ON N6B 2S9



 **CUSHMAN & WAKEFIELD**
Southwestern Ontario

ASKING PRICE: \$850,000

PROPERTY HIGHLIGHTS

Renovated office building for sale in the city center. The property includes a reception area, boardroom, open workspaces, private offices, a kitchen, and a staff lounge. The second floor is currently used as an office but was designed as a luxury two-bedroom apartment, previously rented for \$2,750 per month. It includes a kitchen, laundry facilities, and a five-piece bathroom. The owner is open to leasing back a portion of the office space.

- **Building Area:** Approx. 4,578 SF
- **Site Area:** Approx. 0.140 Acres
- **Zoning:** OR
- **Taxes:** \$8,370.39 (2024)
- Bonus upper two bedroom apartment
- The annual parking agreement with the city is \$809.64 + HST



JAMESON LAKE

Sales Representative

519 438 8548

jameson.lake@cushwakeswo.com

BRENT RUDELL

Broker of Record

519 438 5608

brent.rudell@cushwakeswo.com

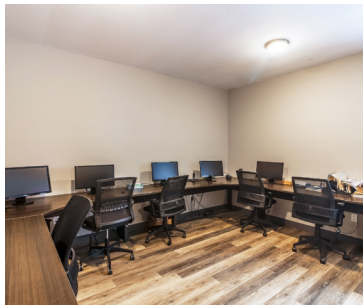
CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com



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PROPERTY IMAGES



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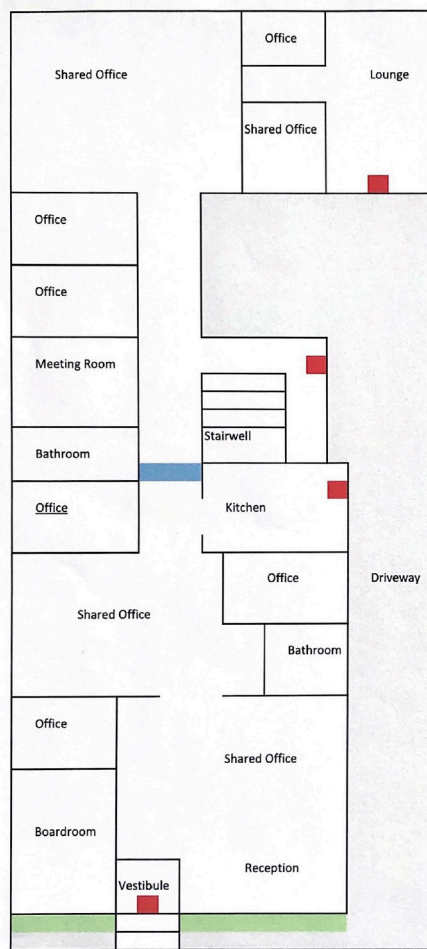


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FLOOR PLANS

MAIN FLOOR



392 COLBORNE ST LONDON ON

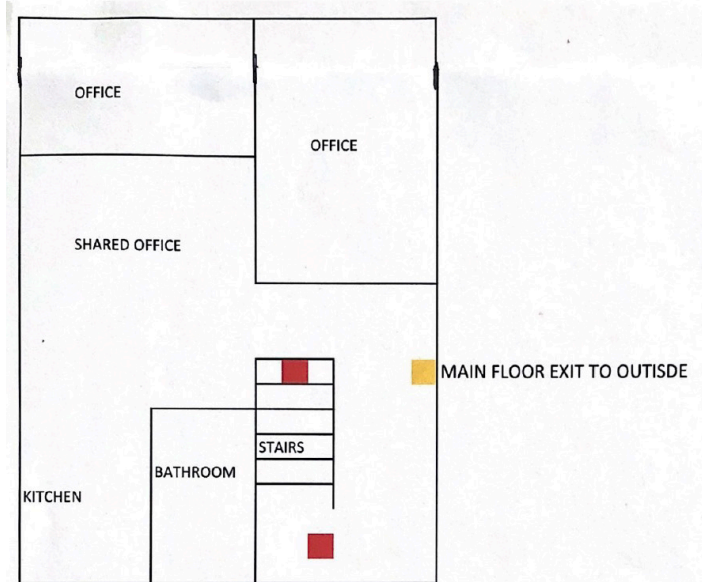
NOT TO SCALE

DATE: MARCH 2022

■ EXIT

MAIN FIRST FLOOR

SECOND FLOOR



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SECOND FLOOR

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