

PRIME RETAIL/OFFICE COMMERCIAL BUILDING | FOR SALE



**217
KING
STREET**

London, ON N6A 1C9



**CUSHMAN &
WAKEFIELD**

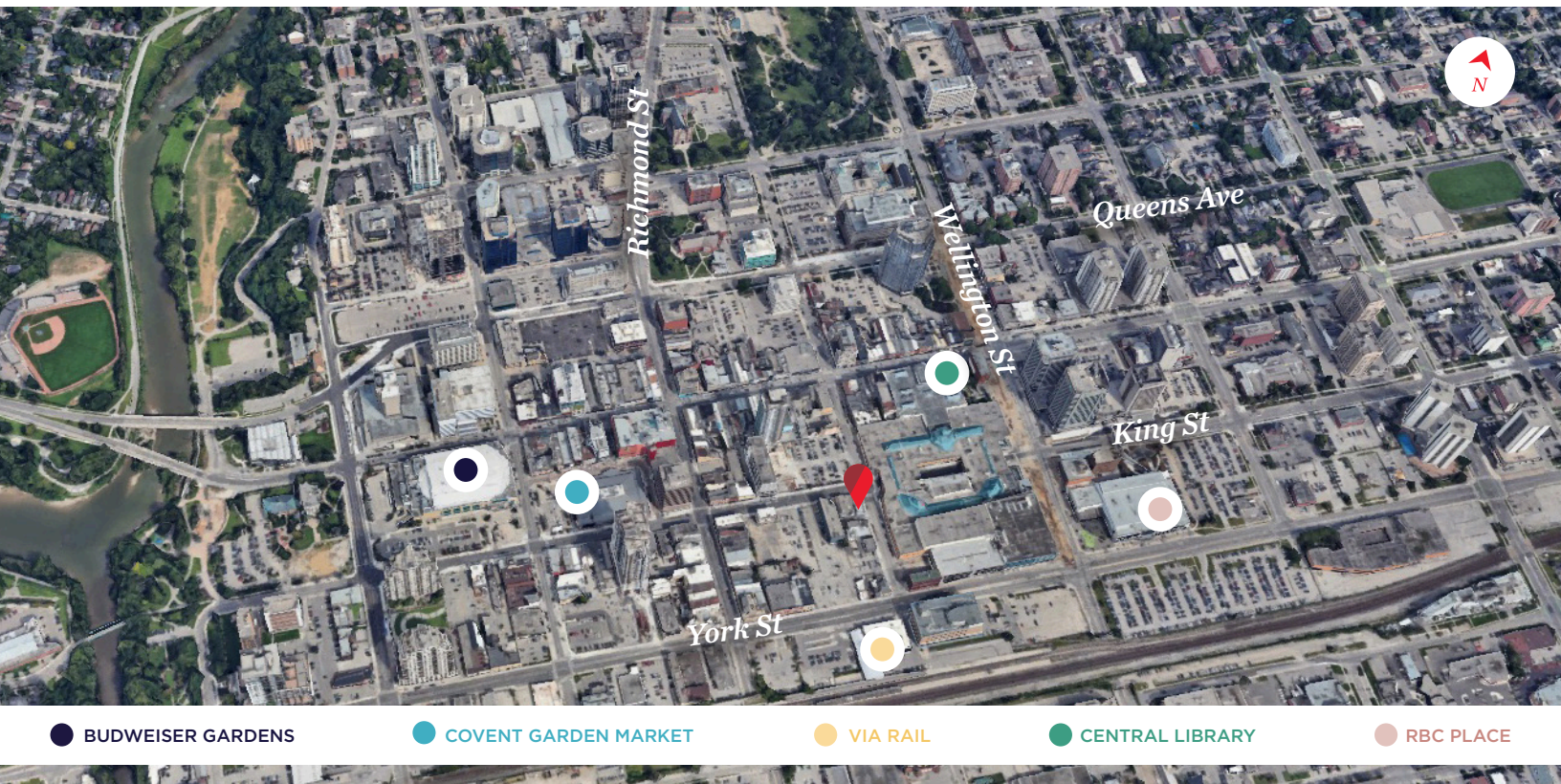
Southwestern Ontario

ASKING PRICE: \$1,495,000

ABOUT THE PROPERTY

Prime downtown London commercial/retail/office space available for sale.

- **Asking Price:** \$1,495,000
- **Site Area:** Approx. 0.056 Acres
- **Building Area:** Approx. 5,610 SF
 - » **Main Floor:** Approx. 2,400 SF
 - » **Second Floor:** Approx. 2,400 SF
 - » **Lower Level:** Approx. 810 SF
- Free standing building, two Storeys plus lower level
- **Taxes:** Approx. \$22,773.61 (2024)
- **Gross Income:** Approx. \$77,000/yr
- **NOI:** Approx. \$50,000/yr and escalating over the lease term
- **Zoning: DA1(6)** - permits a wide range of uses: Retail, convenience stores, clinics, medical/dental, commercial recreation, supermarkets, bake shops, offices, place of worship
- An abundance of windows and natural light
- Building is completely leased
- Located across from City plaza and just down the street from Bud Gardens, Covent Garden Market and several other downtown amenities
- For access to the Rent Roll and Income Expense please call listing agent
- Do not go direct to the building



● BUDWEISER GARDENS

● COVENT GARDEN MARKET

● VIA RAIL

● CENTRAL LIBRARY

● RBC PLACE

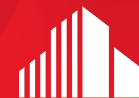
TYLER DESJARDINE

Sales Representative

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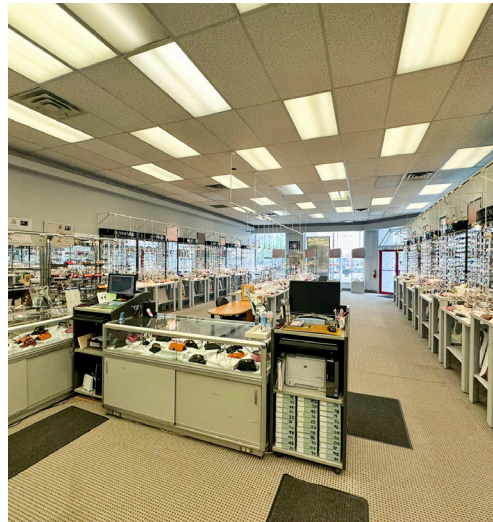
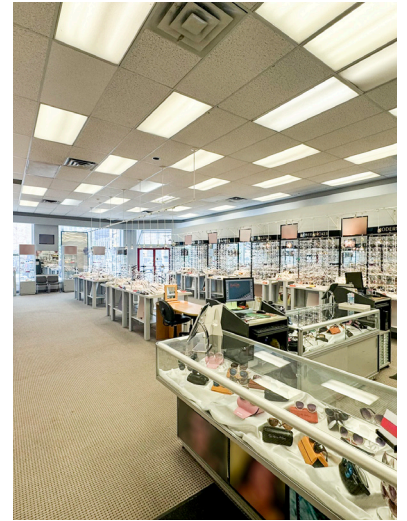


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WAKEFIELD

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PROPERTY IMAGES | MAIN FLOOR



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PROPERTY IMAGES | SECOND FLOOR



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