



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario



FOR SALE

1941 & 1949

Oxford Street West
London, ON

Residential Development Opportunity

PROPERTY HIGHLIGHTS



\$2,599,000

Improved Asking Price



1.84 Acres

Total Site Area



R1-14

Property Zoning

Rare opportunity in soughtafter neighbourhood

Located in northwest London's Riverbend neighbourhood, this 1.8-acre parcel presents a strong opportunity for residential development in an area that's already gaining traction. Just minutes from Sifton's West 5 community, the site benefits from nearby growth and new infrastructure, making it well-positioned for a project that can build on the momentum already underway.



355 Units

16 Storey Concept Plan



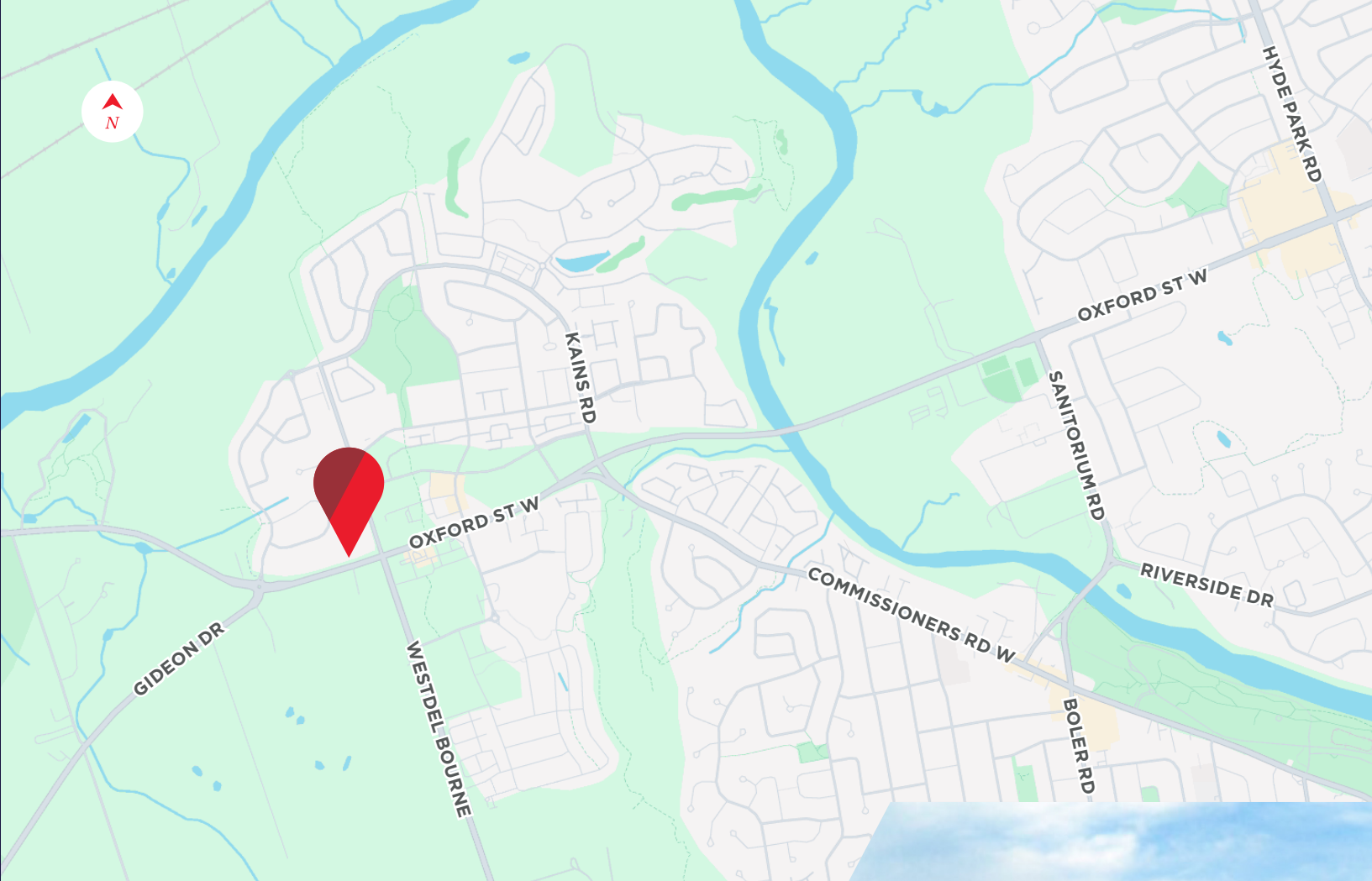
\$14,785.79

Taxes (2025)



Steps Away

From Major Amenities



THE NEIGHBORHOOD

Riverbend is a northwest London neighbourhood known for its newer homes, quiet streets, and strong connection to nature. Surrounded by the Thames River, Kains Woods, and a network of walking trails, it offers a setting that feels removed from the city while still being part of it.

Along Oxford Street West and nearby Byron and Oakridge, residents have easy access to shopping, dining, and everyday amenities, with the growing West 5 community adding even more options close by. The area continues to attract families and professionals looking for space, convenience, and long-term value.





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