



**CUSHMAN &  
WAKEFIELD**  
Southwestern Ontario

**FOR SALE**

**605-607 RICHMOND STREET**  
London, ON



**PRIME RESIDENTIAL/COMMERCIAL INVESTMENT OPPORTUNITY**

**ASKING PRICE**

**\$3,600,000**

**BUILDING AREA**

**9,320 SF**

**SITE AREA**

**0.097 ACRES**

**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

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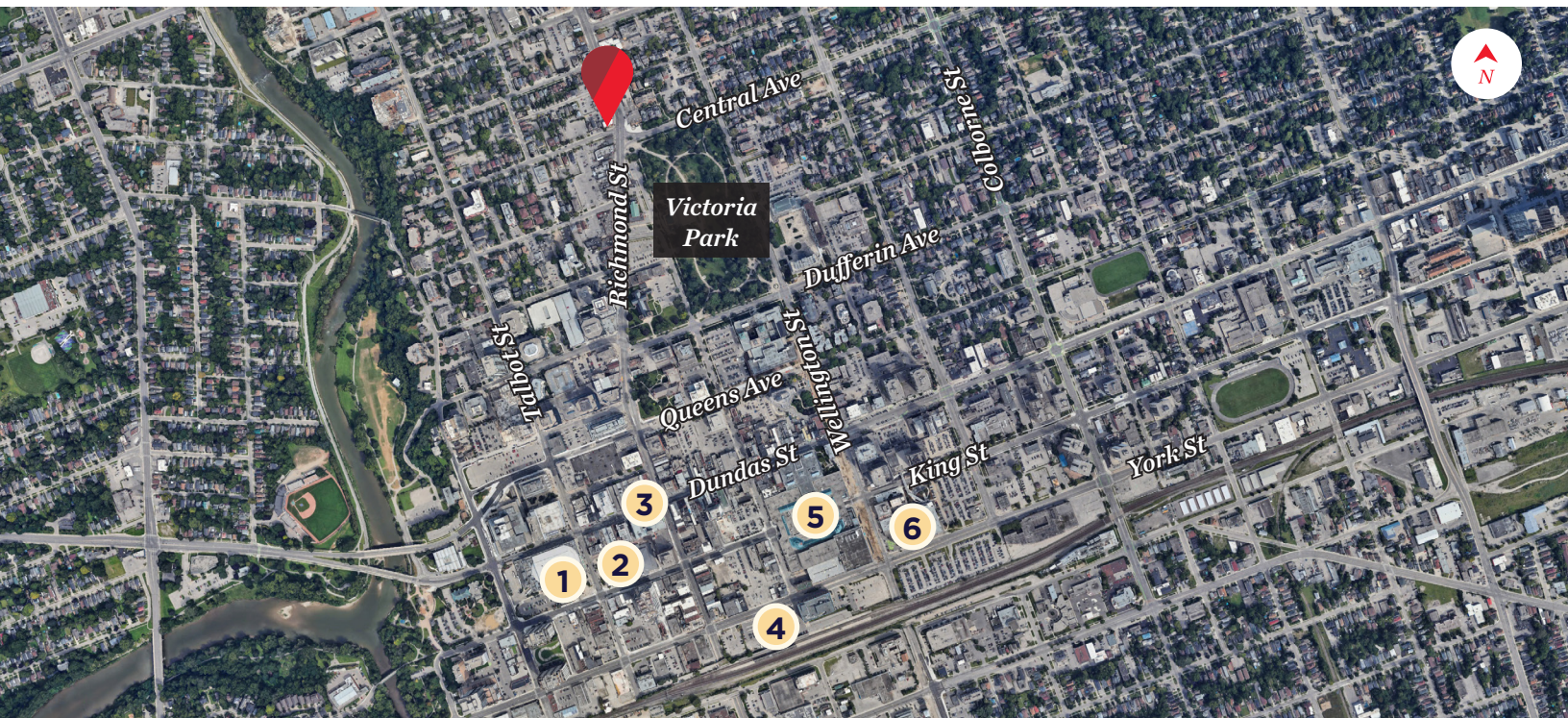
**CUSHMAN & WAKEFIELD**  
**SOUTHWESTERN ONTARIO**  
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# ABOUT THE PROPERTY

Prime residential/commercial investment opportunity. Position your portfolio for success with this exceptional mixed-use property located at the high-profile intersection of Richmond Street & Central Avenue, one of London's most sought-after and heavily trafficked urban corridors.

- **Building Area:** 9,320 SF
  - » **Commercial Units:** 4 units totaling ±3,500 SF
  - » **Residential Units:** 8 Apartments (1 bedroom and 2 bedroom units)
- **Site Area:** 0.097 Acres
- **Zoning:** BDC(1)
- **Taxes:** \$35,316.32 (2025)
- Commercial Tenants include: Marcello Hair Stylist, Babaz Shawarma Plus, Ozen Restaurant and ATM machine
- Steady income year to year
  - » Approximately \$230,000 Net Income/Year
- This exceptional offering includes three-storey mixed-use building featuring main-level commercial retail units and second-floor residential apartments
- Directly across from Victoria Park and Starbucks, this iconic three-storey building offers unmatched visibility and foot traffic in a premier downtown setting
- Full Sale Package Addresses: 605-607 Richmond Street and 208 Central Avenue



1 CANADA LIFE PLACE

2 COVENT GARDEN MARKET

3 FANSHAWE DOWNTOWN CAMPUS

4 VIA RAIL

5 CITI PLAZA

6 RBC PLACE LONDON

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