



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR SALE

1007 GAINSBOROUGH ROAD

London, ON



PRIME RESIDENTIAL/COMMERCIAL PROPERTY OR REDEVELOPMENT SITE

ASKING PRICE

\$1,150,000

BUILDING AREA

APPROX. 1,520 SF

SITE AREA

0.380 ACRES

TYLER DESJARDINE

Sales Representative

519 438 5403

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CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
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London, Ontario N6G 5G6
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ABOUT THE PROPERTY

Rare Hyde Park/northwest London opportunity. Rare opportunity to acquire a prime residential/commercial property or redevelopment site in a rapidly growing area and one of London's most dynamic growth areas of Hyde park village/northwest London corridor.

- **Currently improved with a single-storey bungalow:**
Approx. 1,520 SF main floor + partially finished basement
- **Attached double garage:** Approx. 645 SF
- **Detached single garage:** Approx. 280 SF
- **Zoning:** BDC - Business District Commercial -
Unlocks a wide variety of residential, commercial, and mixed-use possibilities
- **Power:**
 - » 200 Amps
- **Taxes:** \$5,448.28 (2025)
- **Existing Improvements:**
 - » Main Floor: Kitchen, dining, living, family room, 3 bedrooms (primary with ensuite), laundry, and 3 bathrooms.
 - » Basement: Recreation room, cold room, mechanical/storage, walk-up to garage. Brick Exterior, poured concrete foundation, pitched asphalt roof, vinyl windows
- **Versatile Options:** Renovate/modernize existing home for single-family or rental use, re-purpose for commercial/residential mixed-use, redevelop - potential for apartment building with main floor commercial
- Natural gas forced-air furnace and A/C
- Serviced by private well (municipal water available at road and septic weeping bed)
 - » The property is on an existing well and septic system. The well needs some work to be done to it to get it operational
- High-Exposure Location: In the path of rapid development along Gainsborough Road and Hyde Park Village
- Surrounded by expanding residential communities, retail plazas, and lifestyle amenities
- Whether for immediate occupancy, income, or future redevelopment, this property offers outstanding upside potential
- Note: Being Sold "as is, where is". The seller makes no representations or warranties



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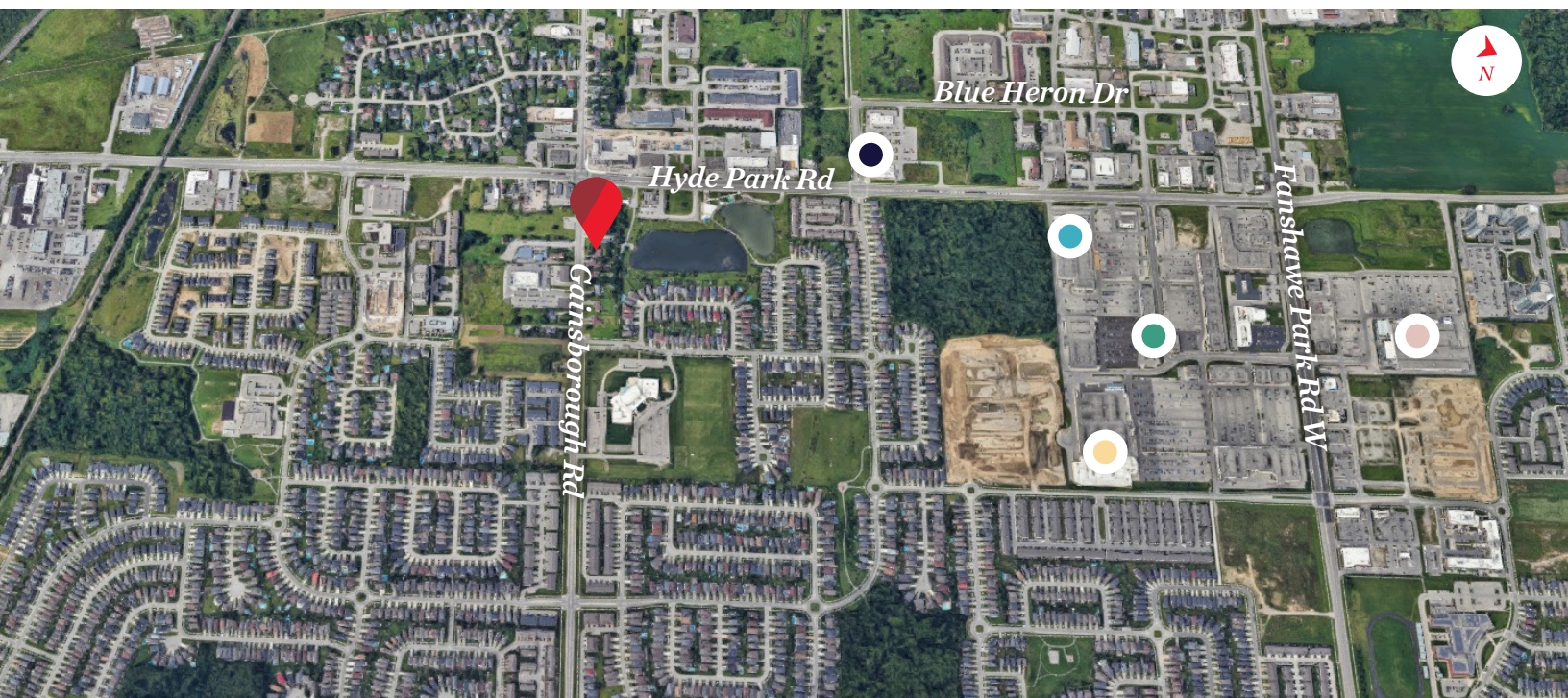
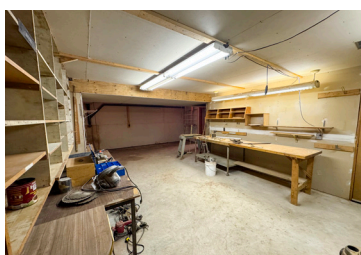
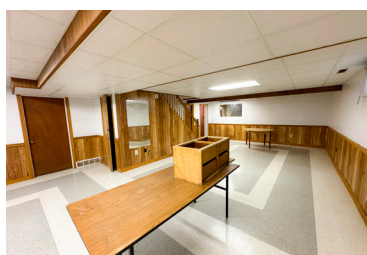
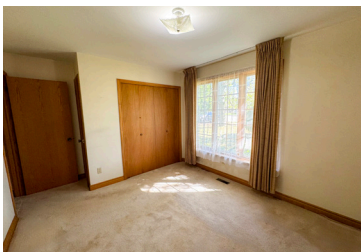
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PROPERTY IMAGES | AERIAL



MANDARIN

CANADIAN TIRE

WALMART

SMART CENTRES LONDON NORTHWEST

RONA NORTH LONDON

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AERIALS



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