



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR SALE**

**1806 WHARNCLIFFE ROAD SOUTH**

*London, ON*



EXCEPTIONAL OPPORTUNITY TO ACQUIRE A HIGH-PROFILE COMMERCIAL PROPERTY

**ASKING PRICE**

**\$6,495,000**

**BUILDING AREA**

**20,489 SF**

**SITE AREA**

**APPROX. 1.415 ACRES**

**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

[tyler.desjardine@cushwakeswo.com](mailto:tyler.desjardine@cushwakeswo.com)

**CUSHMAN & WAKEFIELD**  
**SOUTHWESTERN ONTARIO**  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5G6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.



# ABOUT THE PROPERTY

An exceptional opportunity to acquire a high-profile commercial property situated along Wharncliffe Road South, one of London's most active and visible arterial corridors. This strategic site combines substantial existing building utility, prominent frontage, and strong long-term redevelopment potential within a rapidly growing residential and commercial district.

- **Zoning:** h-108\*RSC1/RSC4 - supports a broad range of commercial, retail, service, office, home and auto supply stores, home improvement stores, repair and rental stores, studios, animal clinics, day care centres, financial, personal service establishments, restaurants, convenience stores, auto repair, auto sales and other automotive uses & several other uses
  - » Future redevelopment potential with flexible zoning and increasing area density
- **Parking:** Ample on-site surface spaces
- **Taxes:** \$53,510.32 (2025)
- Prime high-traffic location with exceptional visibility and signage potential
- Well-maintained building suitable for single-user occupancy, multi-tenant investment, or adaptive reuse
- With strong existing functionality and long-term redevelopment upside
- Surrounded by a strong mix of national and local retailers in a proven west-London commercial corridor
- Current income potential and future growth opportunity. Building is currently fully leased
- Strategically located minutes to Highways 401 and 402, Wonderland Road, and major residential growth areas



**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

[tyler.desjardine@cushwakeswo.com](mailto:tyler.desjardine@cushwakeswo.com)

**CUSHMAN & WAKEFIELD**  
SOUTHWESTERN ONTARIO  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5G6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)



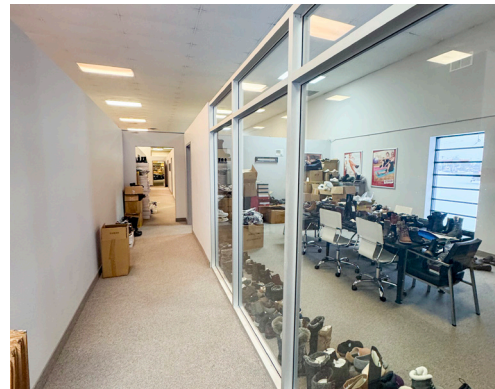
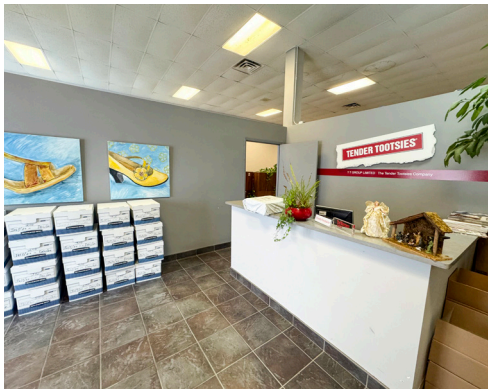
**CUSHMAN & WAKEFIELD**

Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.



# PROPERTY IMAGES



**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
SOUTHWESTERN ONTARIO  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5G6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

**CUSHMAN & WAKEFIELD**  
Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.



# SITE PLANS



**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
SOUTHWESTERN ONTARIO  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5G6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

**CUSHMAN & WAKEFIELD**  
Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.