



CUSHMAN & WAKEFIELD

Southwestern Ontario

FOR SALE

1801 DUNDAS STREET

London, ON



PRIME FREESTANDING RETAIL BUILDING

ASKING PRICE

\$3,500,000

BUILDING AREA

21,855 SF

SITE AREA

0.94 ACRES

JAMESON LAKE

Sales Representative

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MICHAEL JOHNSON

Sales Representative

519 438 7325

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**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**

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ABOUT THE PROPERTY

Prime freestanding retail building on busy Dundas Street near Argyle Mall in London Ontario. The property offers approximately 16,810 SF of retail/showroom/office space and 5,045 SF of warehouse with 30' clear height and dock/grade-level loading. Features include 106' frontage, ample parking and easy truck access. Recent upgrades include HVAC, roof, LED lighting, washrooms, parking lot, and refreshed stucco facade. With over 24,000 vehicles passing daily, this location is ideal for owner-occupiers or investors seeking a high-profile rental opportunity.

- **Zoning:** Associated Shopping Area Commercial (ASA1) - supports a variety of uses, including retail, grocery or service-oriented businesses
- **Taxes:** \$48,597.27 (2025)

PERMITTED USES | ASSOCIATED SHOPPING AREA COMMERCIAL (ASA1) ZONE

Animal hospitals	Convenience service establishments	Convenience stores
Dry cleaning and laundry plants	Duplicating shops	Financial institutions
Grocery stores	Restaurants	Retail stores
Personal service establishments	Pharmacies	Printing establishments
Video rental establishments	Brewing on premises establishment. (Z.-1-95390)	

<https://london.ca/sites/default/files/2026-01/Section%2024%20-%20Associated%20Shopping%20Area%20Commercial%20%28ASA%29%20Zone.pdf>



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PROPERTY IMAGES



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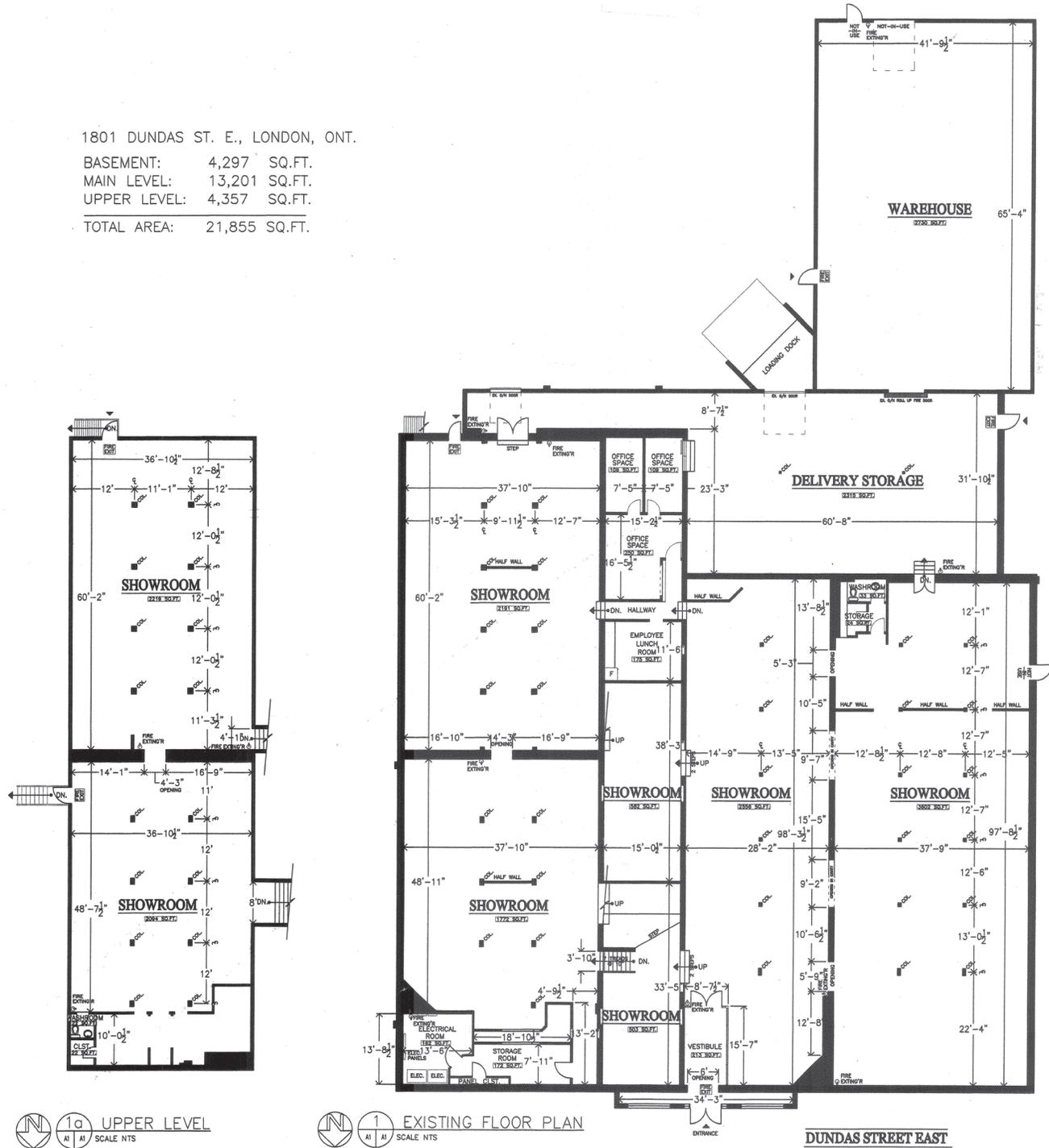
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Southwestern Ontario

FLOOR PLAN

1801 DUNDAS ST. E., LONDON, ONT.

BASEMENT: 4,297 SQ.FT.
 MAIN LEVEL: 13,201 SQ.FT.
 UPPER LEVEL: 4,357 SQ.FT.
 TOTAL AREA: 21,855 SQ.FT.



1a UPPER LEVEL
 SCALE NTS

1 EXISTING FLOOR PLAN
 SCALE NTS

DUNDAS STREET EAST

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