



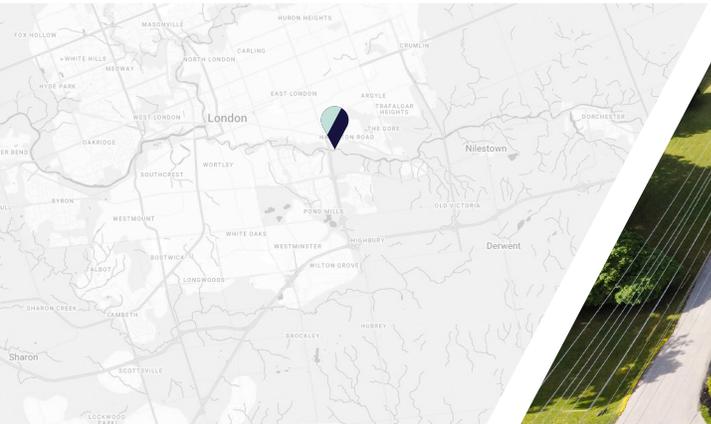
**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR SALE**

**1003 HAMILTON ROAD**

*London, ON*



**PRIME RETAIL/OFFICE/MEDICAL/CLINIC/ASSEMBLY HALL/DAY CARE SPACE**

**ASKING PRICE**

**\$1,670,000**

**BUILDING AREA**

**APPROX. 6,000  
SF**

**ZONING**

**AC2/AC3(2)**

**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

tyler.desjardine@cushwakeswo.com

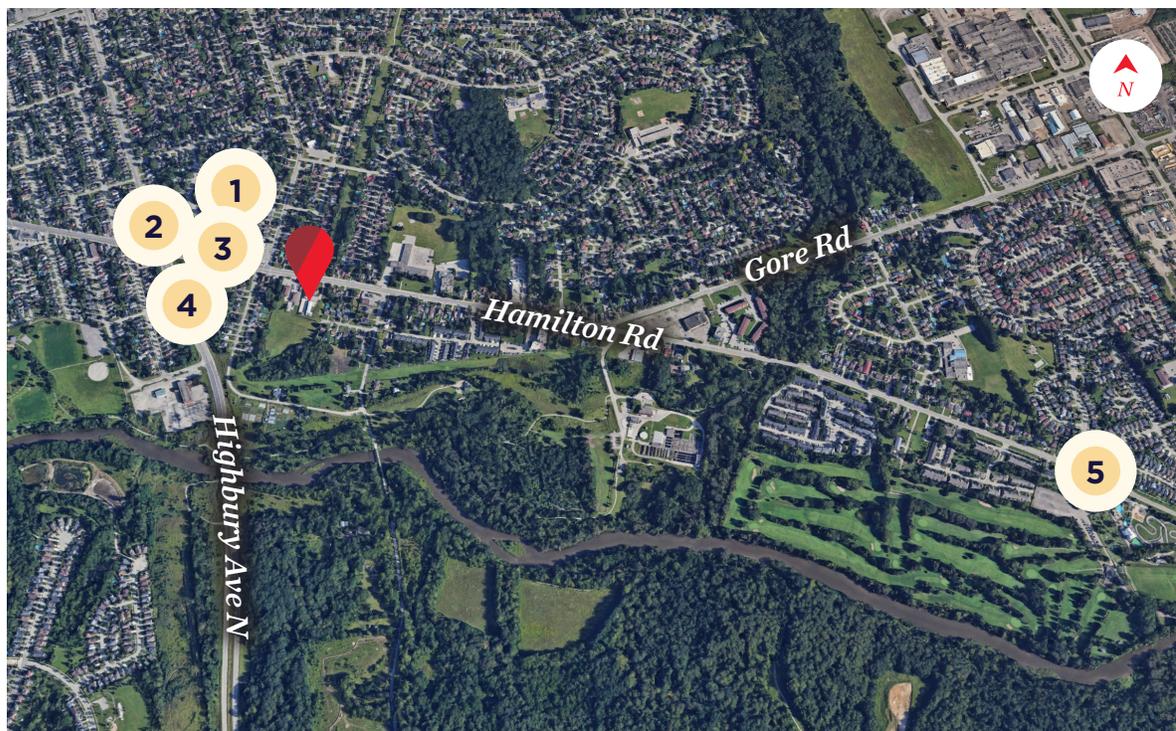
**CUSHMAN & WAKEFIELD  
SOUTHWESTERN ONTARIO**  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5G6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

©2026 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

Prime commercial/retail/office/medical/clinic/assembly hall/day care building available for sale. Excellent investment opportunity or owner/occupier opportunity. Take advantage of this exceptional opportunity to purchase and acquire a high-exposure commercial property located on Hamilton Road, in one of London's established arterial corridors

- **Approx 3,000 SF per floor**
- **Zoning:** AC2, AC3(2) - allows for a broad range of uses, such as: clinics, medical/dental offices, offices, personal service, assembly halls, place of worship, schools, commercial recreation, convenience stores, day care centre etc.
- **Site Area:** 0.415 Acres
- **Parking:** Plenty of space available at the rear of the building
  - » All cement/asphalt driveway and parking lot
- Solid Brick building, fenced rear yard
- 3 furnaces (2 in lower level and 1 on the roof). Air exchanger
- Hood and exhaust and grease trap are still in place on the main floor of the building in the Kitchen area, 4 washrooms
- Former banquet hall, restaurant, club
- Well maintained building
- The property offers excellent visibility, convenient access, and good surrounding demographics, making it ideal for a wide range of business or investment uses
- Located directly on Hamilton Road just east of Highbury Avenue
- Property is also available for lease



- 1 NO FRILLS
- 2 STARBUCKS
- 3 SHELL
- 4 MCDONALD'S
- 5 EAST PARK

**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

©2026 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

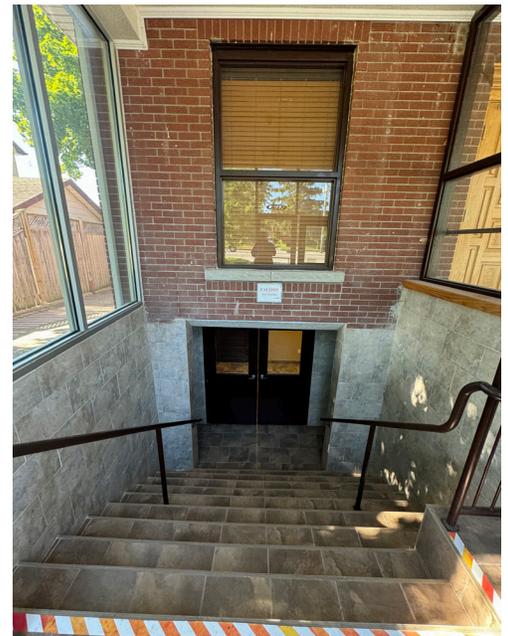
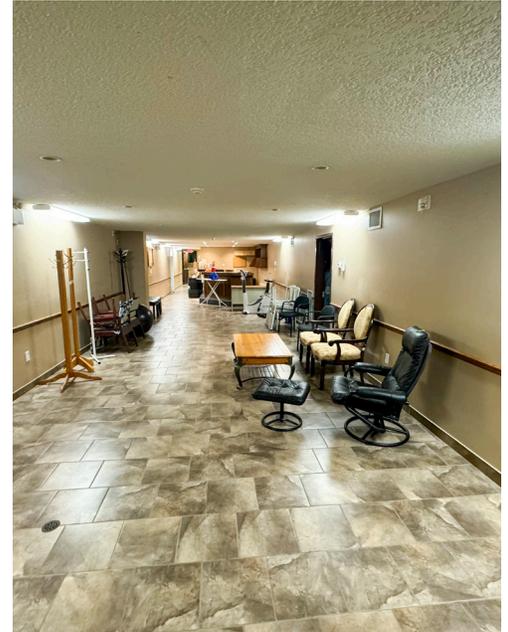
tyler.desjardine@cushwakeswo.com

**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

©2026 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

©2026 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.