



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR SALE**

**570 QUEENS AVENUE**

*London, ON*



## OFFICE CONVERSION

**ASKING PRICE**

**CONTACT L.A.**

**BUILDING AREA**

**4,080 SF**

**SITE AREA**

**0.461 ACRES**

**DAVID JONGERDEN**

*Sales Representative*

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

Unpriced bid sale. Future bid date to be determined. 570 Queens Ave is home to over 4,000 SF of fully leased office space, to be sold with the much larger neighbouring property, 602 Queens Ave also fully leased. 570 Queens is a home conversion to office including the full renovation of lower level to office in 2024. 0.461 acre lot with 12 car parking. A purchaser to benefit from a single tenant head lease with long term income growth. Confidentiality agreement required to review lease and property information..

- **Zoning:** R3-1/OC5
- **Taxes:** \$8,739.34 (2025)
- **Parking:** 12 spaces available on site



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