

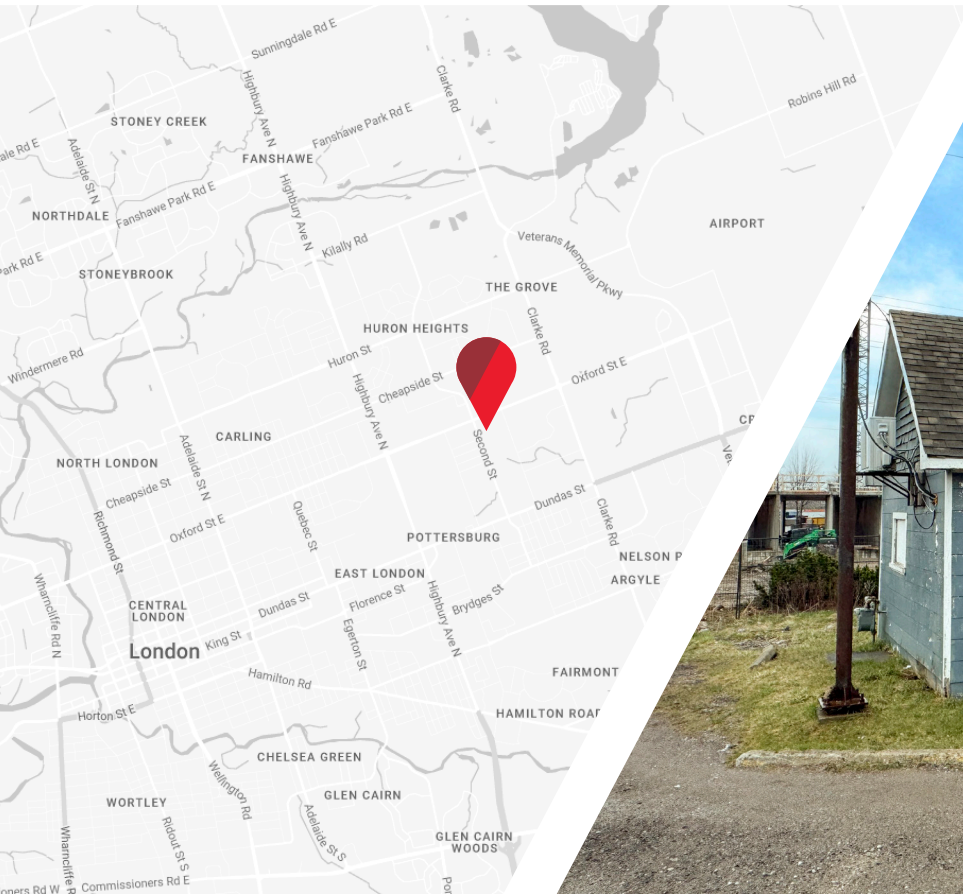
**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR SALE

1635 OXFORD STREET EAST

London, ON



PRIME INVESTMENT OR OWNER/OCCUPIER OPPORTUNITY

ASKING PRICE

\$489,000

SITE AREA

0.087 ACRES

BUILDING AREA

400 SF

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

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ABOUT THE PROPERTY

Prime free standing commercial building for sale or vacant development land in northeast London. Located directly at the corner of Oxford Street East & Second Street.

- **Zoning:** LI1 and TSA1 - Permits a wide range of uses, such as, Retail, Restaurants, Hair dressing, Grocery stores, Studios, Bakeries, Animal clinics, Antique stores, Artisan workshops, Boutique, Clinics, Convenience stores, Craft brewery, Financial institutions, Florist shops, etc.
- **Parking:** On-site available.
- Across the street from Fanshawe College and in front of a new residential high rise development.
- Investment or owner/occupy opportunity.
- Previously occupied by a fish & chips take-out restaurant.



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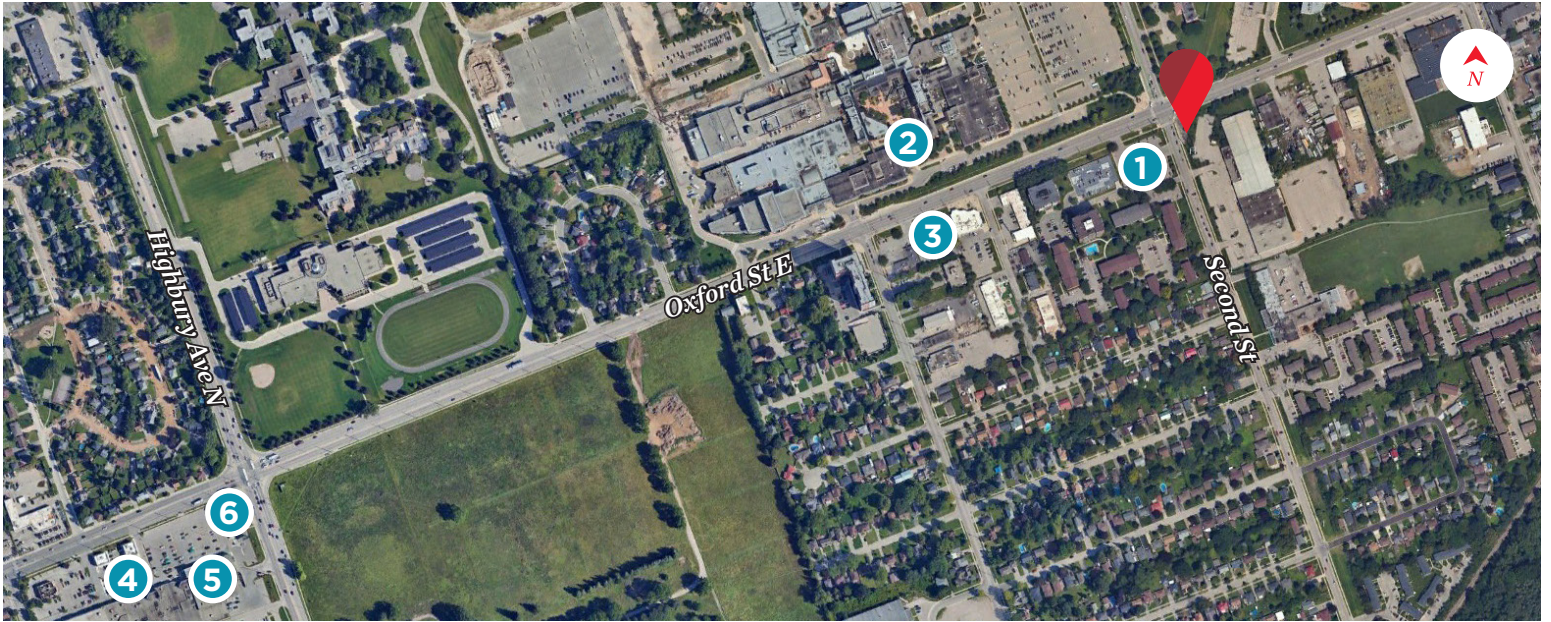
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PHOTOS & LOCATION



1 GINO'S PIZZA

2 FANSHAWE COLLEGE

3 CAREY'S BAR & GRILL

4 OXBURY MALL

5 FOOD BASICS

6 TAHINI'S MIDDLE EASTERN

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