

COMMERCIAL/RETAIL INVESTMENT OPPORTUNITY



1255 COMMISSIONERS RD. W., LONDON

- Established Commercial/Retail Businesses
- High Traffic Location - Byron Community
- Part Of A Residential Condo Building
- Asking Price: \$2,750,000

For more information, please contact:

DALE BENSETTE

Vice President / Broker

email: dalebensette@royalpage.ca

ROYAL LePAGE TRILAND REALTY

PHONE: (519) 672-9881

FAX: (519) 672-4498

ROYAL LePAGE
COMMERCIAL GROUP

334 WELLINGTON ROAD SOUTH
LONDON, ONTARIO
N6C 4P6

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LOCATION:

Located on the corner of the popular Springbank Park in the southwest corner of the City of London in the Byron Community.

BUILDING:

The building is about 25 years old and is a registered condominium. There are 45 residential condominium apartments above this 2 level retail/commercial component. There are 20 + 3 Common units + the basement in the commercial component comprising approx. 23,705 square feet.

ZONING:

BDC(3) - Business District Commercial

2008 TAXES:

\$86,965.33

LEGAL DESC:

Middlesex Condominium Plan 195

FINANCING:

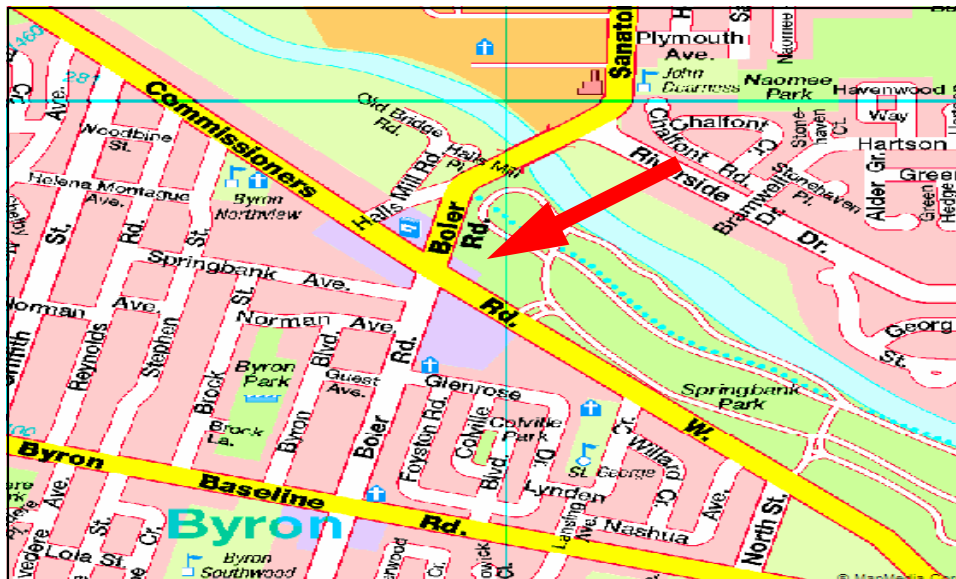
Treat as clear

NET INCOME:

\$148,039

PRICE:

\$2,750,000



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