

RETAIL INVESTMENT

1472 TO 1498 DUNDAS STREET, LONDON



Eastown Plaza

55,648 sq. ft. Neighbourhood Plaza

High traffic location; Good tenant mix

2.48 Acres

Asking Price: ~~\$3,995,000~~ (\$72 per sq.ft.)

Reduced to \$3,700,000 (\$66.49 per sq. ft.)

For more information, please contact:

DALE E. BENSETTE

Vice President / Broker
dalebensette@royalpage.ca

RANDY HANKE

Vice President / Sales Representative
rhanke@royalpage.ca

PHONE: (519) 672-9881
FAX: (519) 672-4498

www.royalpagecommercialgroup.com

COMMERCIAL GROUP

ROYAL LePAGE

TRILAND REALTY
REAL ESTATE BROKERAGE

334 WELLINGTON ROAD SOUTH
LONDON, ONTARIO N6C 4P6

Independently Owned & Operated

ROYAL LePAGE COMMERCIAL GROUP

LOCATION:

Located just East of Highbury Ave. on the North side of the road near the corner of First St.

BUILDINGS:

The site is improved with two 2-storey buildings totaling 55,648 sq. ft. on 2.48 acres. The asking price of only \$72.00 per sq. ft. supports the suggestion that the rents are below market rates. In light of the proposed development plans for the 180 acre London Psychiatric Hospital site that is immediately north of this site, this plaza is well positioned to take advantage of the proposed development.

LOT SIZE:

2.48 acres with ample on-site parking

ZONING:

CSA1 - Community Shopping Area

2009 TAXES:

\$139,052

LEGAL DESC:

Plan 19, Pt Lot 1
RP33R3776

PROJECTED- NET INCOME:

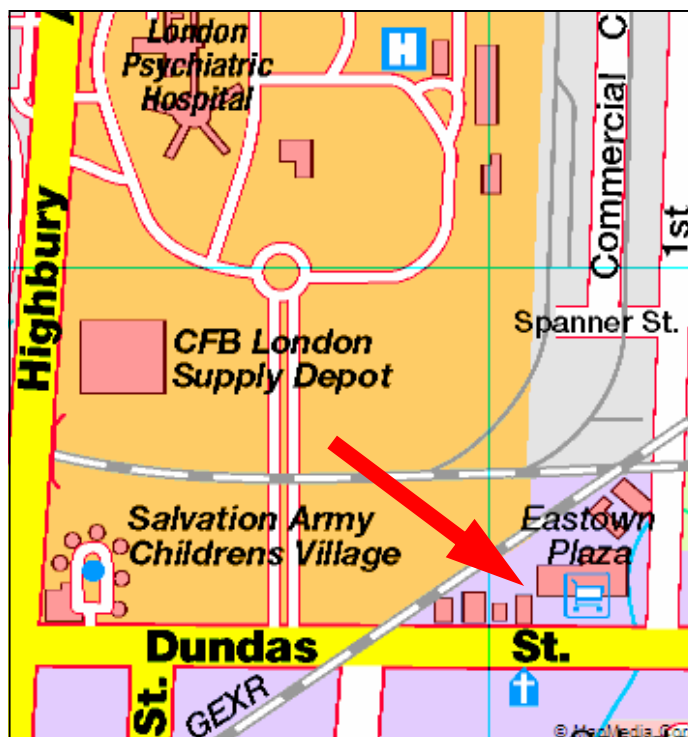
\$346,275

FINANCING:

Consider clear

PRICE:

\$3,995,000



DALE E. BENSETTE

Vice President / Broker
dalebensette@royallepage.ca

RANDY HANKE

Vice President / Sales Representative
rhanke@royallepage.ca

PHONE: (519) 672-9881
FAX: (519) 672-4498

www.royallepagecommercialgroup.com

COMMERCIAL GROUP
ROYAL LePAGE
TRILAND REALTY
REAL ESTATE BROKERAGE

334 WELLINGTON ROAD SOUTH
LONDON, ONTARIO N6C 4P6

Independently Owned & Operated