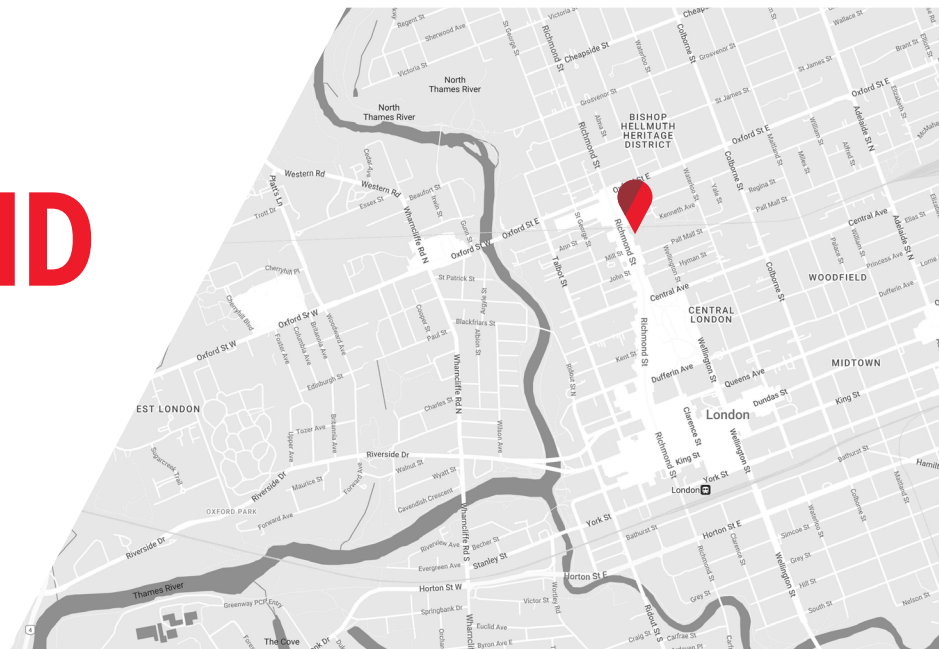




HISTORIC BUILDING ON RICHMOND ROW AVAILABLE | FOR LEASE

# 664 RICHMOND STREET

London, ON N6A 3G8



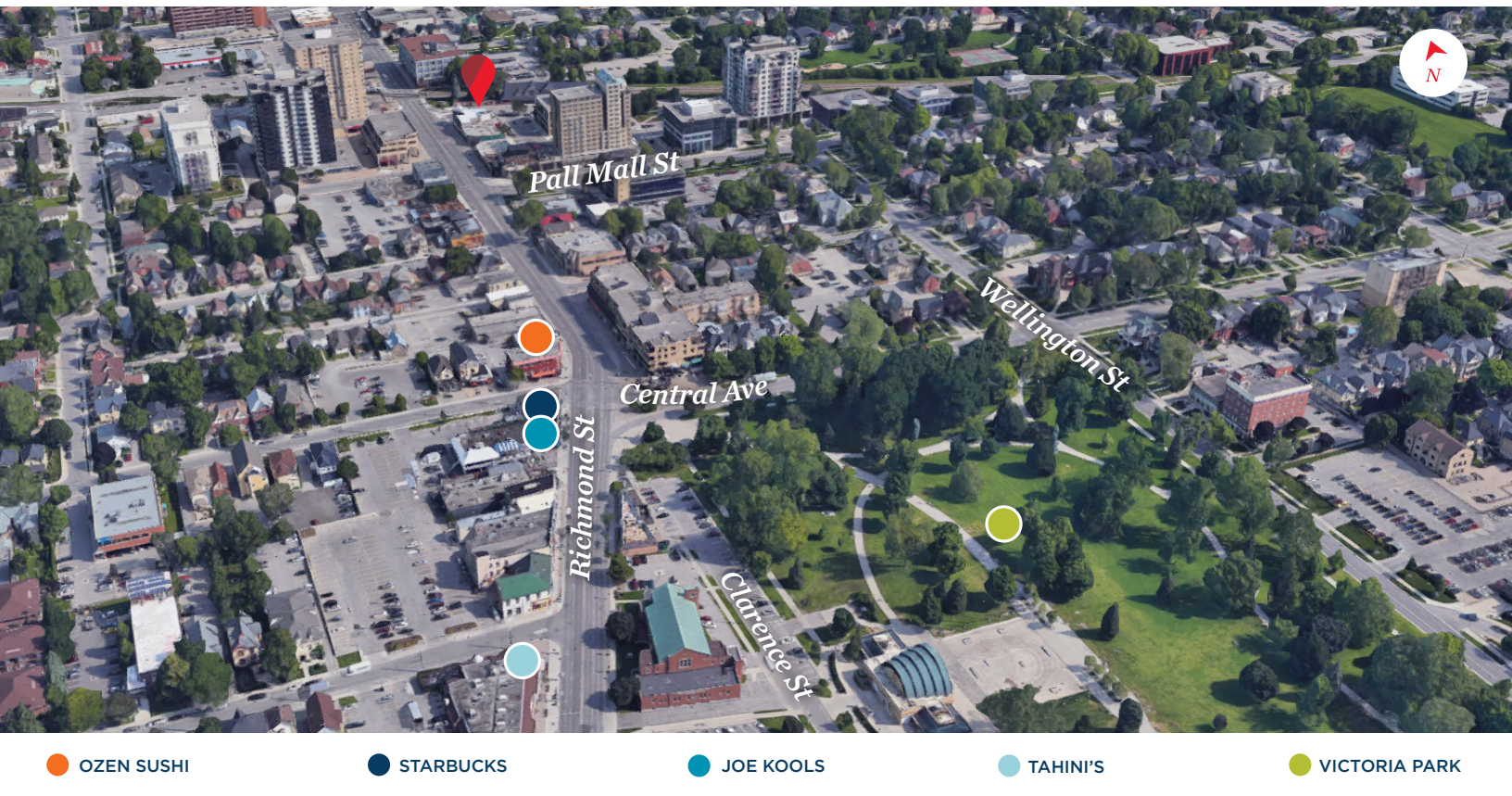
# ABOUT THE PROPERTY

Unique opportunity to lease an historic building on Richmond Street (Richmond Row) in downtown London, ON

Option	Approx. Square Feet	Asking Rent	Additional Rent (Est.)
Entire Building	Approx. 10,423 SF + outdoor patio + basement area	\$16.00 PSF Net	\$6.50 PSF*
Main Floor	Approx. 5,212 SF	\$20.00 PSF Net	\$6.50 PSF*
Second Floor	Approx. 5,212 SF	\$16.00 PSF Net	\$6.50 PSF*

\*Inclusive of building insurance and property taxes

- **Zoning: BDC(1)/BDC1\*H43** - permits a wide range of uses (see following page for details)
- The former Keg Steakhouse and Bar operated at this historic London Station site for several years
- Newer roof
- Kitchen area is still located on the 2<sup>nd</sup> floor
- Prime opportunity to be located at the heart of London's most viable retail, office, commercial and restaurant nodes in downtown London
- Other Tenants in the area include Texas Roadhouse, Jack Astors, Chucks Roadhouse, Ceeps, Barneys etc.
- Two Storey building with basement area
- Property is also available for Sale



**TYLER DESJARDINE**  
Sales Representative  
519 438 5403  
tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
SOUTHWESTERN ONTARIO  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5C6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)



©2024 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.

# PERMITTED USES

664 RICHMOND STREET, LONDON | BUSINESS DISTRICT COMMERCIAL (BDC(1)/BDC1) ZONE

*BDC(1) | Richmond Street, between Kent Street and Oxford Street - Any use permitted in the BDC2 Zone variation*

## *BDC2*

<b>Any use permitted in the BDC Zone variation</b>	Funeral homes
Assembly halls	Institutions
Places of Worship	Schools
Community centres	Fire halls

## *BDC*

Animal hospitals	Private clubs
Apartment buildings, with any or all of the other permitted uses on the first floor	Restaurants
Bake shops	Retail stores
Clinics	Service and repair establishments
Commercial recreation establishments	Studios
Commercial parking structures and/or lots	Video rental establishments
Converted dwellings	Lodging house class 2.(Z.-1-93172)
Day care centres	Cinemas
Dry cleaning and laundry depots	Brewing on Premises Establishment
Duplicating shops	Food Store
Emergency care establishments	Animal Clinic
Existing dwellings	Convenience Store
Financial institutions	Post Office
Grocery stores	Convenience service establishments
Laboratories	Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor
Laundromats	Bed and breakfast establishments
Libraries	Antique store
Medical/dental offices	Police stations
Offices	Artisan Workshop
Personal service establishments	Craft Brewery

## *BDC1*

<b>Any use permitted in the BDC Zone variation</b>	Restaurants
Hotels	Taverns

<https://london.ca/sites/default/files/2022-08/Zoning%20By-law%20Section%2025.pdf>

**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD  
SOUTHWESTERN ONTARIO**

850 Medway Park Dr, Suite 201

London, Ontario N6G 5C6

[www.cushwakeswo.com](http://www.cushwakeswo.com)



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

# ZONING & DEMOGRAPHICS



Circa 1910



Circa 1946



Circa 1959



Circa 2010

## BUSINESS DISTRICT COMMERCIAL (BDC) ZONE

### GENERAL PURPOSE OF THE BUSINESS DISTRICT COMMERCIAL (BDC) ZONE

**PURPOSE & INTENT:** The BDC Zone is typically applied to corridors with a main street character. This Zone provides for and regulates a mix of retail, restaurant, neighbourhood facility, office and residential uses located along pedestrian-oriented business districts in older parts of the City and in hamlets or small business areas in rural areas. Normally buildings are located near the street line with parking to the rear. The uses in this zone, which are intended to provide for the shopping needs of nearby residents, and cater to certain specialty shopping needs, have been differentiated on the basis of their function, intensity and potential impacts. (Z-1-051390) (Z-1-202871)

The BDC Zone variation provides for a wide range of compatible office, retail, facility and residential uses which are appropriate in all Business District Commercial Zone variations. In addition to the uses provided for under BDC an expanded range of uses may be permitted at appropriate locations through the use of other zone variations in BDC1 (larger scale uses)

### AVERAGE HOUSEHOLD INCOME\*

NBH \$83,846  
CITY \$94,838

### TOTAL POPULATION\*

COM 13,315  
CITY 435,334

### EMPLOYMENT NBH\*

EMPLOYED 78%  
UNEMPLOYED 22%

### HOUSEHOLDS NBH\*

OWNED 29%  
RENTED 71%

\*Sourced from GeoWarehouse

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD  
SOUTHWESTERN ONTARIO

850 Medway Park Dr, Suite 201

London, Ontario N6G 5C6

www.cushwakeswo.com

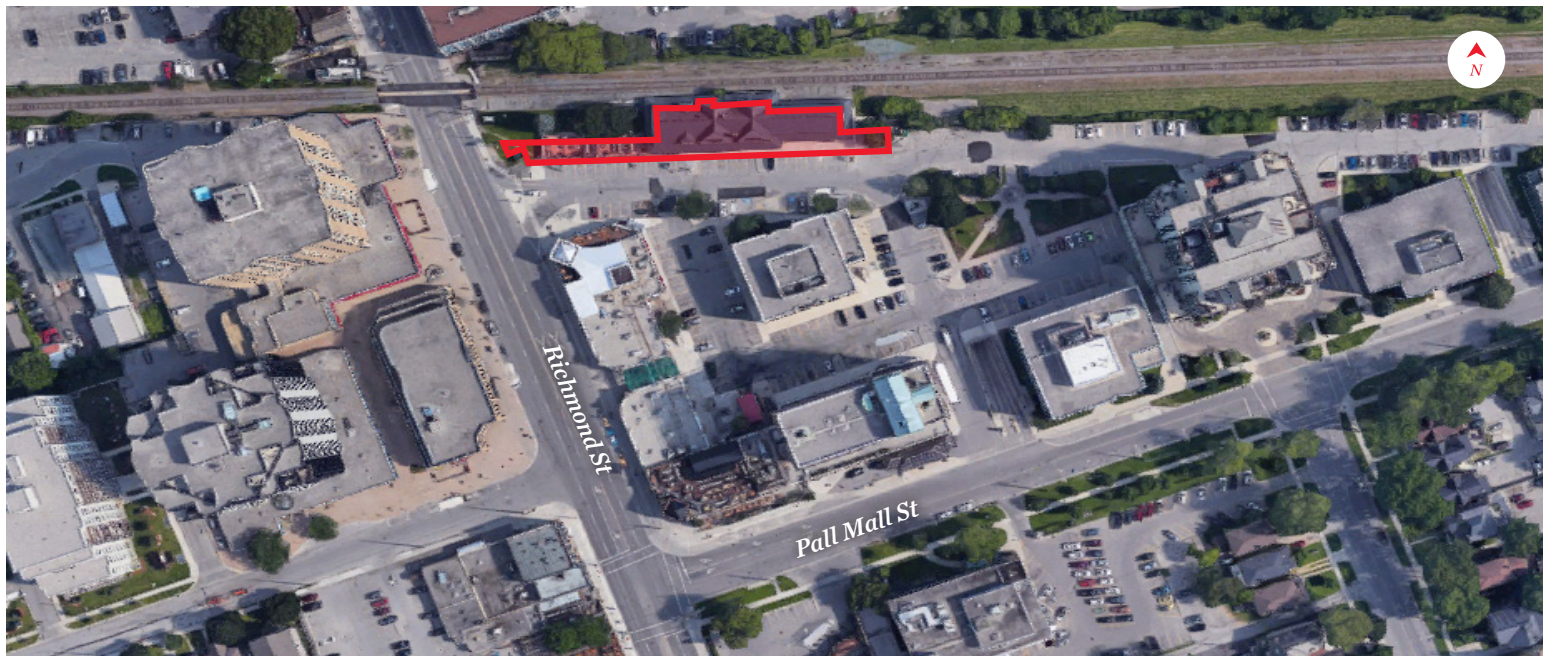
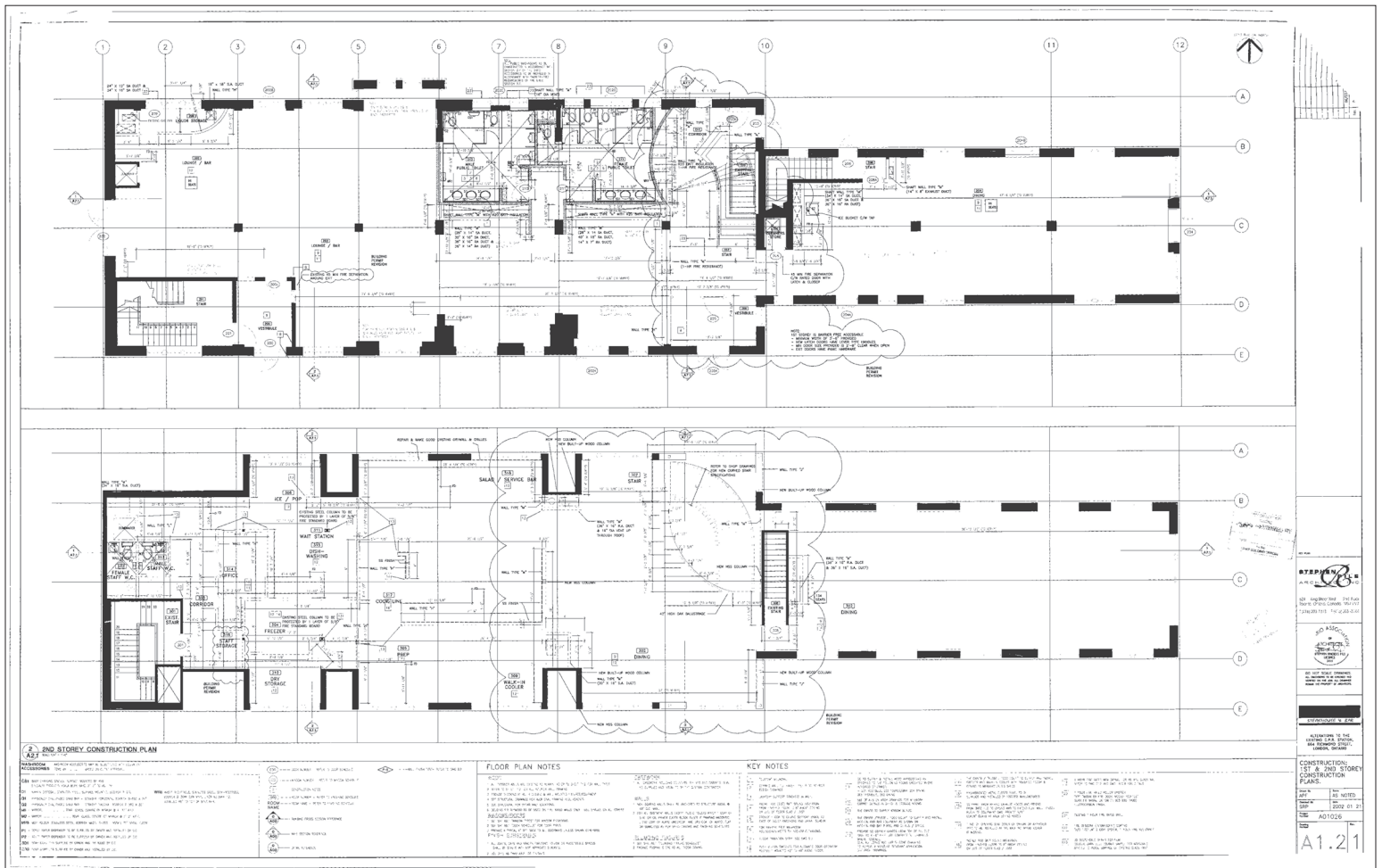


CUSHMAN &  
WAKEFIELD

Southwestern Ontario

©2024 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.

# CONSTRUCTION PLAN & AERIAL



**TYLER DESJARDINE**  
 Sales Representative  
 519 438 5403  
 tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
 SOUTHWESTERN ONTARIO  
 850 Medway Park Dr, Suite 201  
 London, Ontario N6G 5C6  
 www.cushwakeswo.com



©2024 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



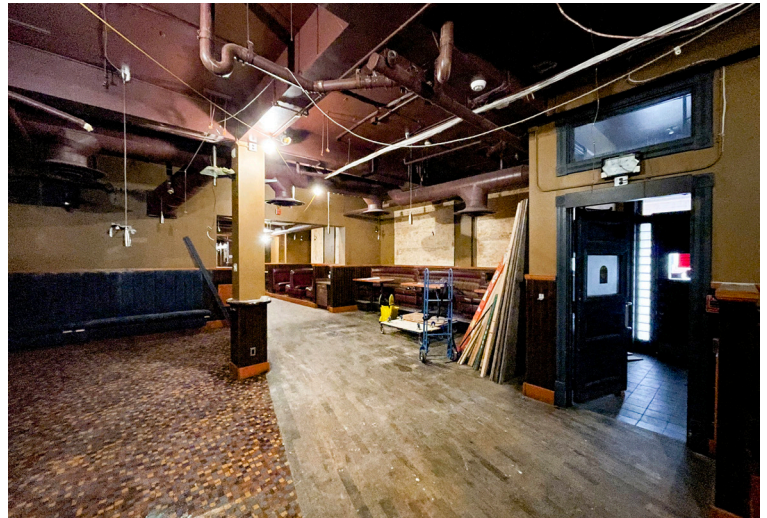
**TYLER DESJARDINE**  
Sales Representative  
519 438 5403  
tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
SOUTHWESTERN ONTARIO  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5C6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

 **CUSHMAN & WAKEFIELD**  
Southwestern Ontario

©2024 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



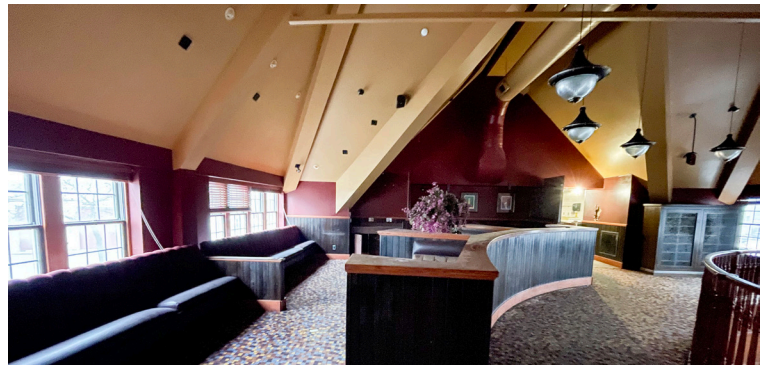
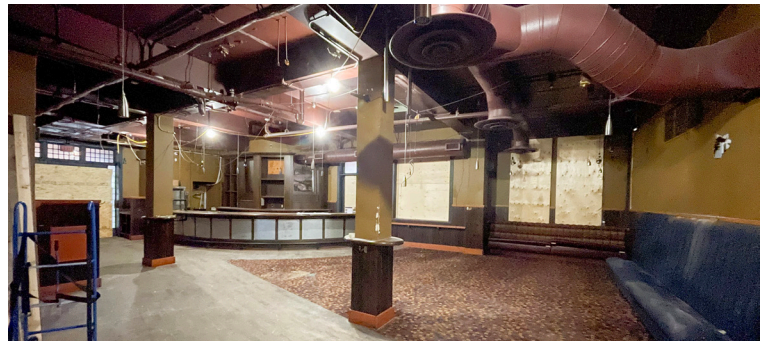
**TYLER DESJARDINE**  
Sales Representative  
519 438 5403  
tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
SOUTHWESTERN ONTARIO  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5C6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

 **CUSHMAN & WAKEFIELD**  
Southwestern Ontario

©2024 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 5C6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

 **CUSHMAN & WAKEFIELD**  
Southwestern Ontario

©2024 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.