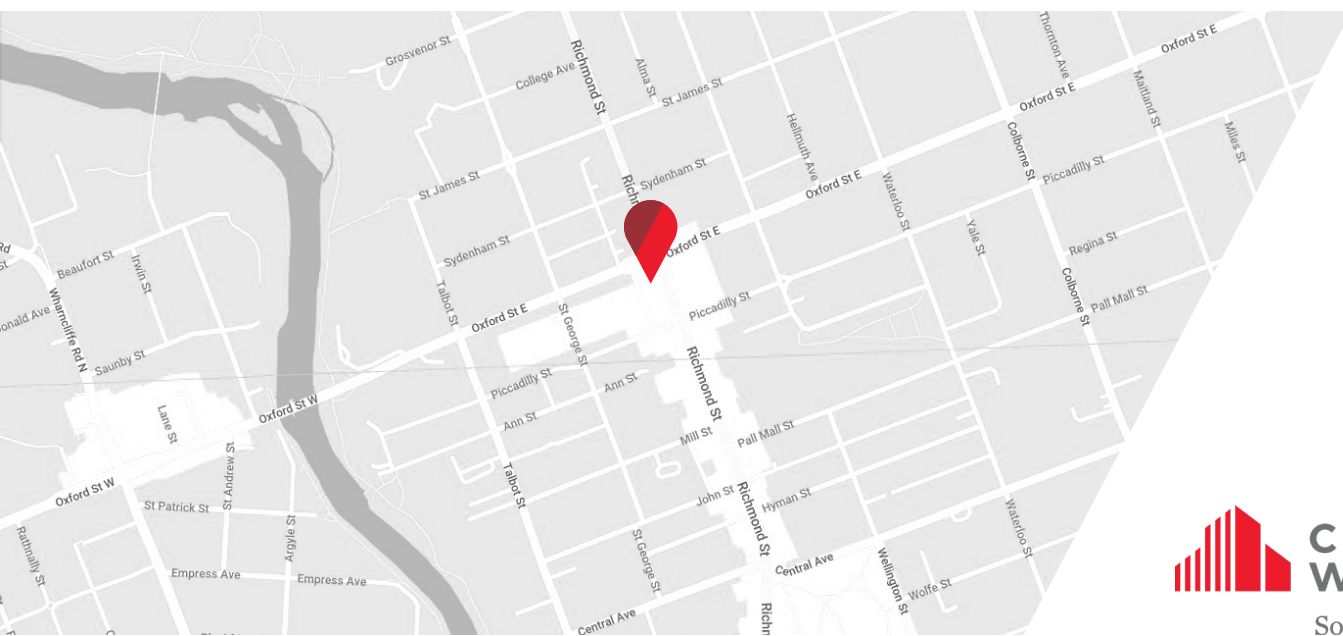




HIGH PROFILE TWO STOREY COMMERCIAL BUILDING | **FOR SALE**

743 RICHMOND STREET

London, ON N6A 3H2

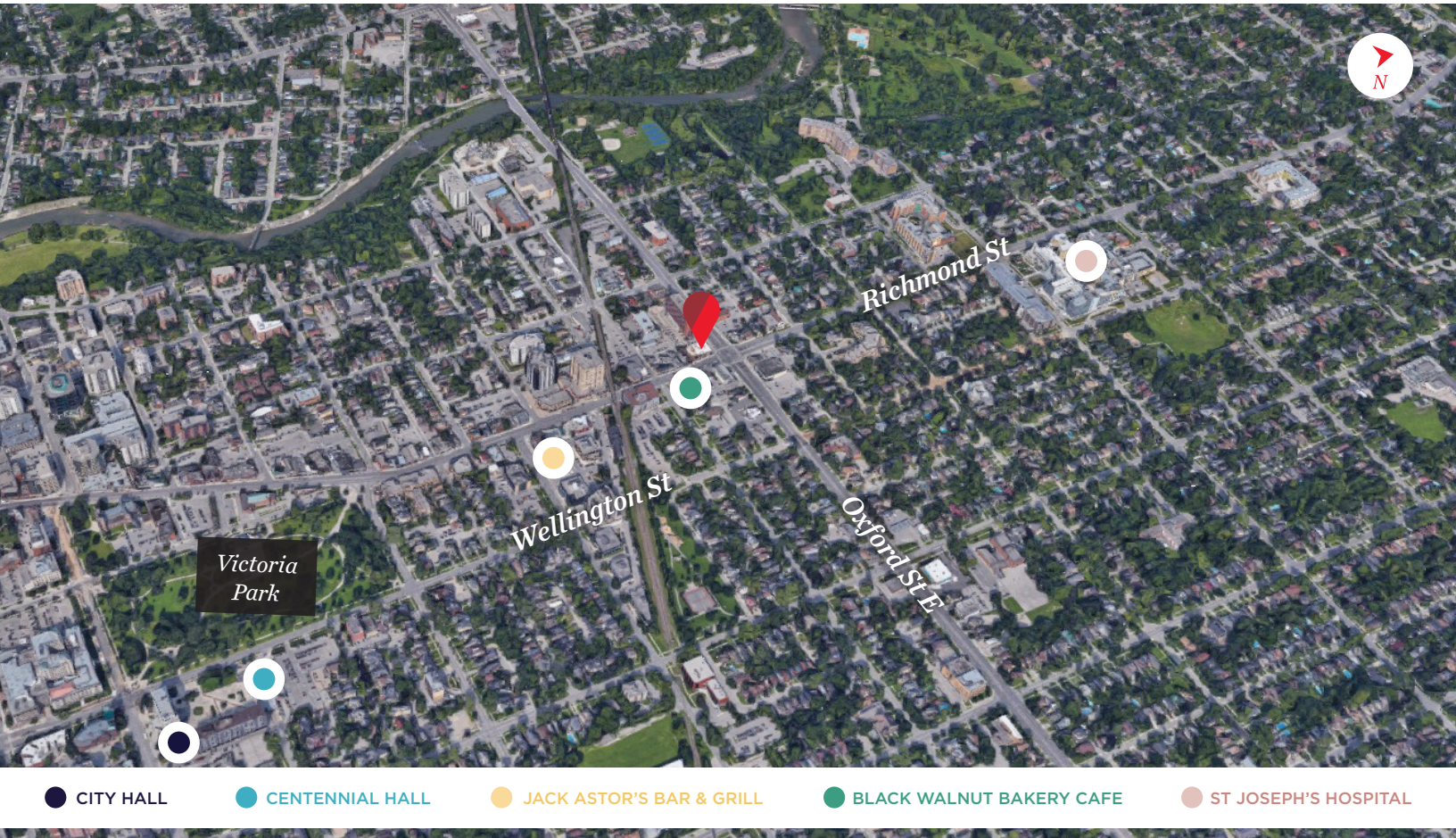


ASKING PRICE: \$4,900,000

PROPERTY HIGHLIGHTS

High profile two storey commercial building located directly on the corner of Richmond Street and Oxford Street, the gateway to Richmond Row.

- **Building Area:** Approx 20,000 SF
 - » Approx. 10,000 SF per level
- **Site Area:** 0.349 Acres
- **Property Taxes:** \$60,814.75 (2023)
- **Zoning:** OR/BDC(1) - permits a wide range of uses
- **Frontage:** Approx. 134' along Richmond Street
- **Current Tenants:** Wine Rack, Fogged Up Vape and Your Highness
- Large bright windows along the space allow for plenty of natural light into the building
- Excellent investment or owner/occupy opportunity
- For income and expense information contact the listing agent



TYLER DESJARDINE
Sales Representative
519 438 5403
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SOUTHWESTERN ONTARIO
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CUSHMAN & WAKEFIELD
Southwestern Ontario

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PERMITTED USES

BUSINESS DISTRICT COMMERCIAL (BDC(1)) ZONE (ANY USE PERMITTED IN THE BDC2 ZONE VARIATION)

BUSINESS DISTRICT COMMERCIAL (BDC2) ZONE

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

BUSINESS DISTRICT COMMERCIAL (BDC) ZONE

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

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

OFFICE RESIDENTIAL (OR) ZONE

Office-apartment buildings	Group Home Type 2	Lodging House Class 2; (Z.-1-93172)
Offices;(Z.-1-01908)	Medical/dental offices.(Z.-1-01908)	

<https://london.ca/sites/default/files/2021-01/Zoning%20By-law%20Section%2016.pdf>



**OR/BDC(1) ZONING PERMITTING
A WIDE RANGE OF USES**



**STRATEGIC LOCATION IN
DOWNTOWN LONDON**



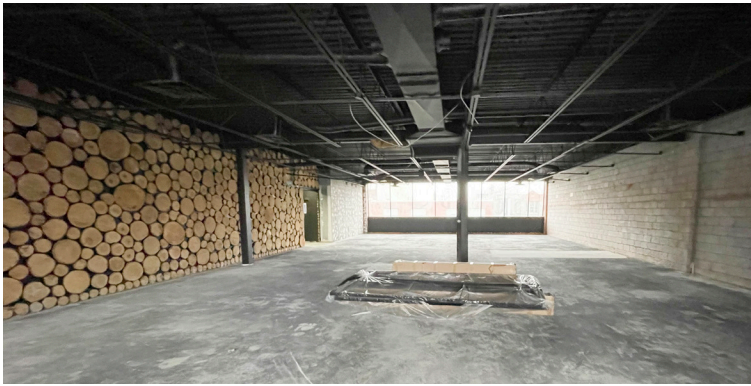
**EXCELLENT INVESTMENT
OPPORTUNITY**

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PROPERTY IMAGES



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