

275 COLBORNE STREET  
LONDON, ONTARIO



FOR SALE & FOR LEASE

OFFICE/RETAIL OPPORTUNITY CLOSE TO DOWNTOWN LONDON

*Asking Price: \$1,950,000*

*Asking Rent: \$10.00 PSF Net | Additional Rent: \$3.90 PSF*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

# ABOUT THE PROPERTY

Well maintained office/retail building situated on the corner of Colborne Street and Bathurst Street

- **Total Building Area:** 15,469 SF
- **Site Area:** 0.64 Acres
- **Property Taxes:** \$20,136.44 (2023)
- **Zoning:** RSC1/RSC4 - permits a variety of commercial uses
- **Parking**
  - \* 18 Stalls in front of the building
  - \* 10-12 Stalls at the rear of the building



## FOR SALE OPPORTUNITY

### Asking Price

\$1,950,000

### Total Building Area

15,469 SF

### Site Area

0.64 Acres

## FOR LEASE OPPORTUNITY

### Available Space

15,469 SF

### Asking Rent

\$10.00 PSF Net

### Additional Rent

\$3.90 PSF\*

\*Inclusive of building insurance, common area maintenance and property taxes

### GEORGE KERHOULAS

Sales Representative

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# PROPERTY IMAGES



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