



Site Redevelopment Concepts | Building 'A' on Right, Building 'B' on Left (Looking Southeast)

FOR SALE | HIGH DENSITY REDEVELOPMENT SITE

1 COMMISSIONERS
ROAD EAST
London, ON N6C 5Z3



PROPERTY DETAILS

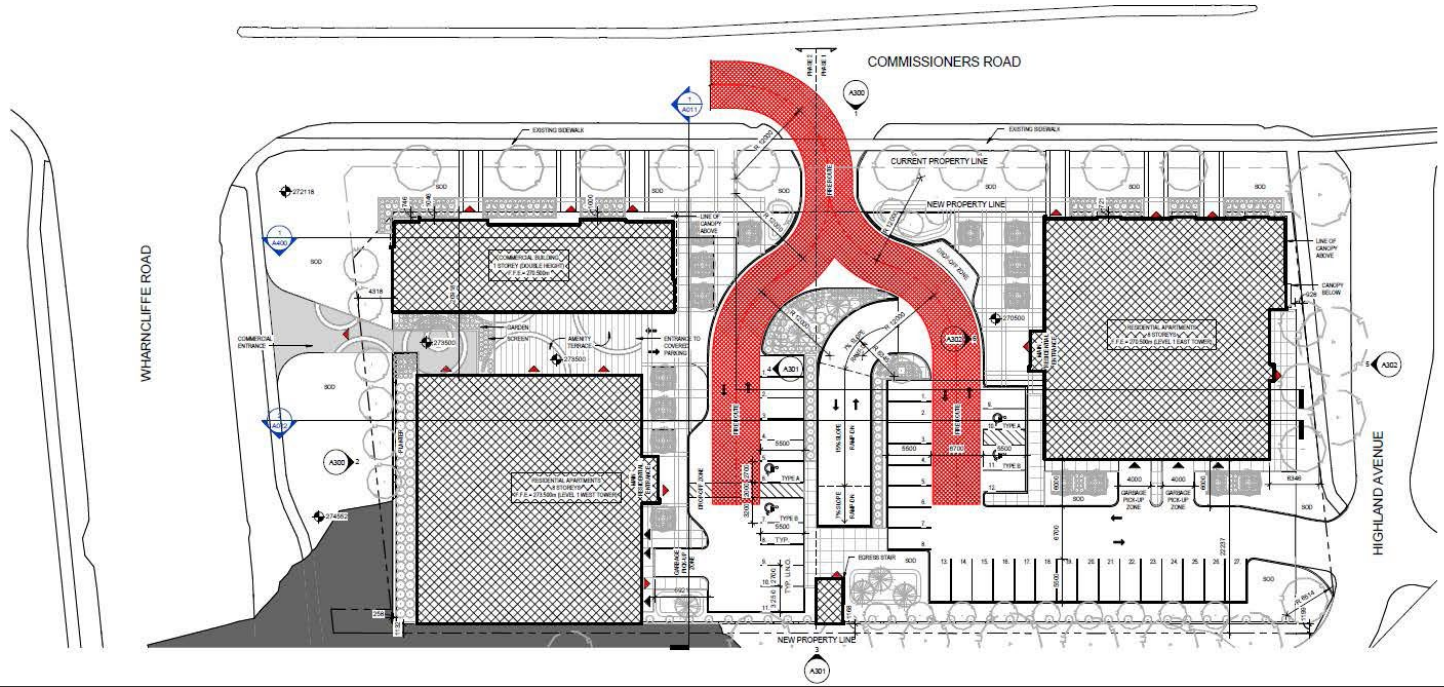
Exceptional investment opportunity for those seeking a fully leased building with excess land allowing for a future residential development. The property includes excess land and a well maintained multi-tenant office building that has undergone several recent capital improvements. A full confidential information memorandum can be provided once a confidentiality agreement is executed.



1 COMMISSIONERS ROAD EAST

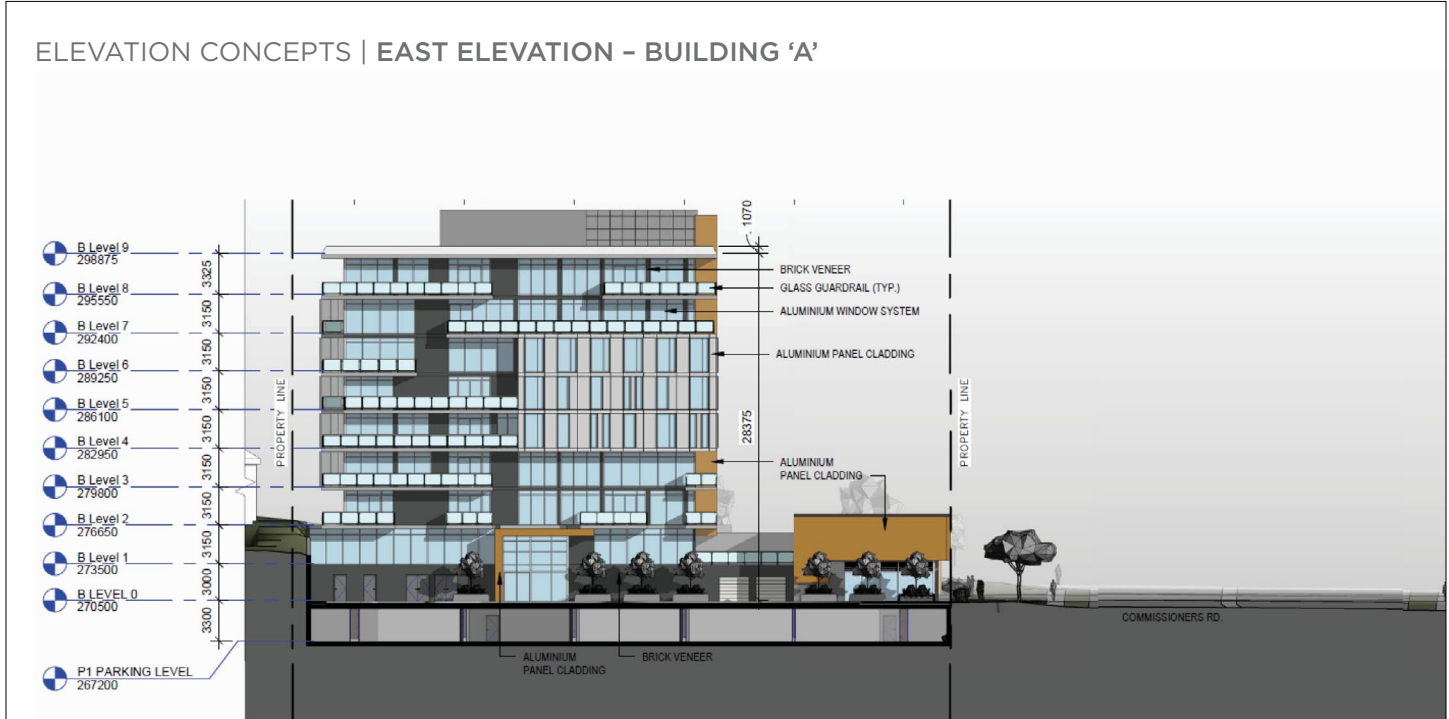
- **ASKING PRICE: \$7,900,000**
- **Total Site Area:** Approx. 1.795 Acres
- **Zoning:** BDC(44)*B-81
- **Taxes:** \$58,584.88 (2023)
- Daily traffic volumes of over 34,000 vehicles per day
- **Existing Building Area:** 15,215 SF
- **Net Operating Income:** \$218,624.48 (As of January 1st, 2024)
- There is an opportunity for the excess land to be severed for the construction of a residential tower

CONCEPTUAL SITE PLAN

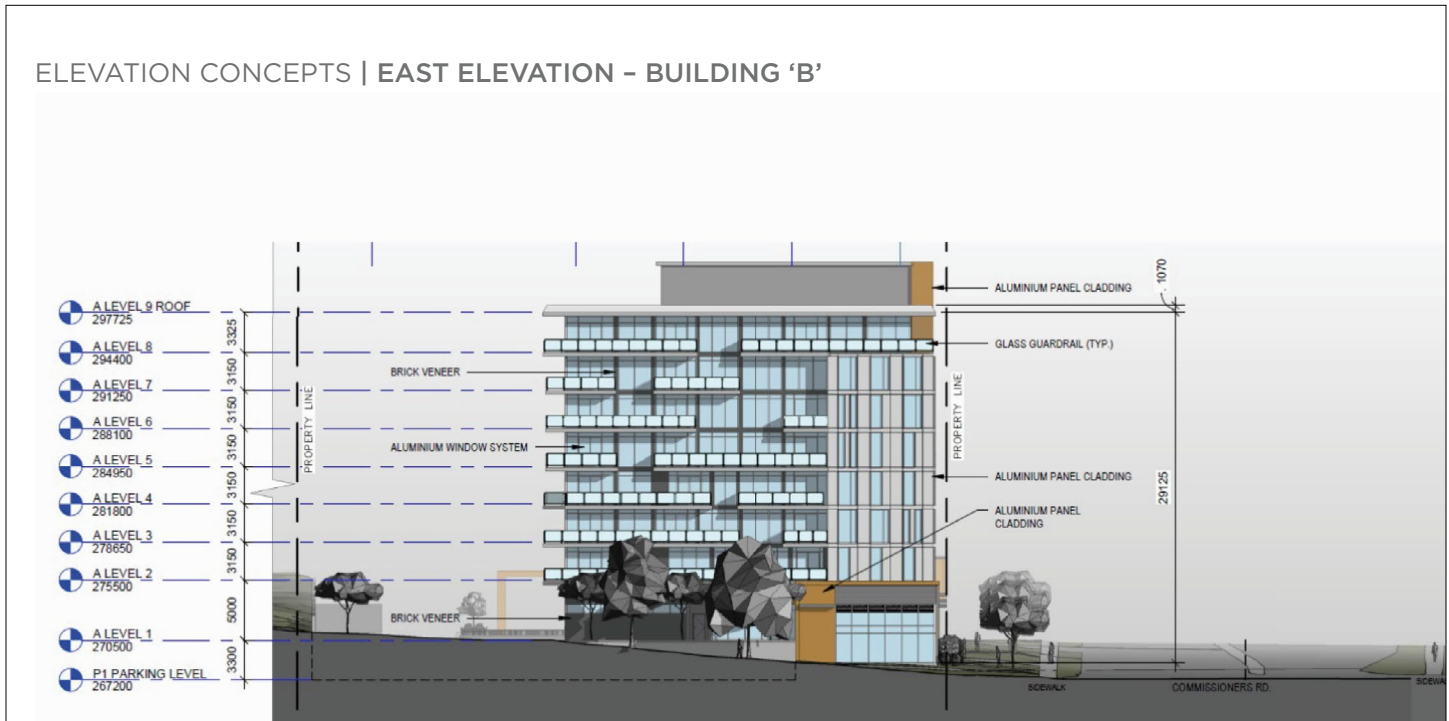


SITE REDEVELOPMENT CONCEPTS

ELEVATION CONCEPTS | EAST ELEVATION - BUILDING 'A'



ELEVATION CONCEPTS | EAST ELEVATION - BUILDING 'B'



BRENT RUDELL

Broker of Record

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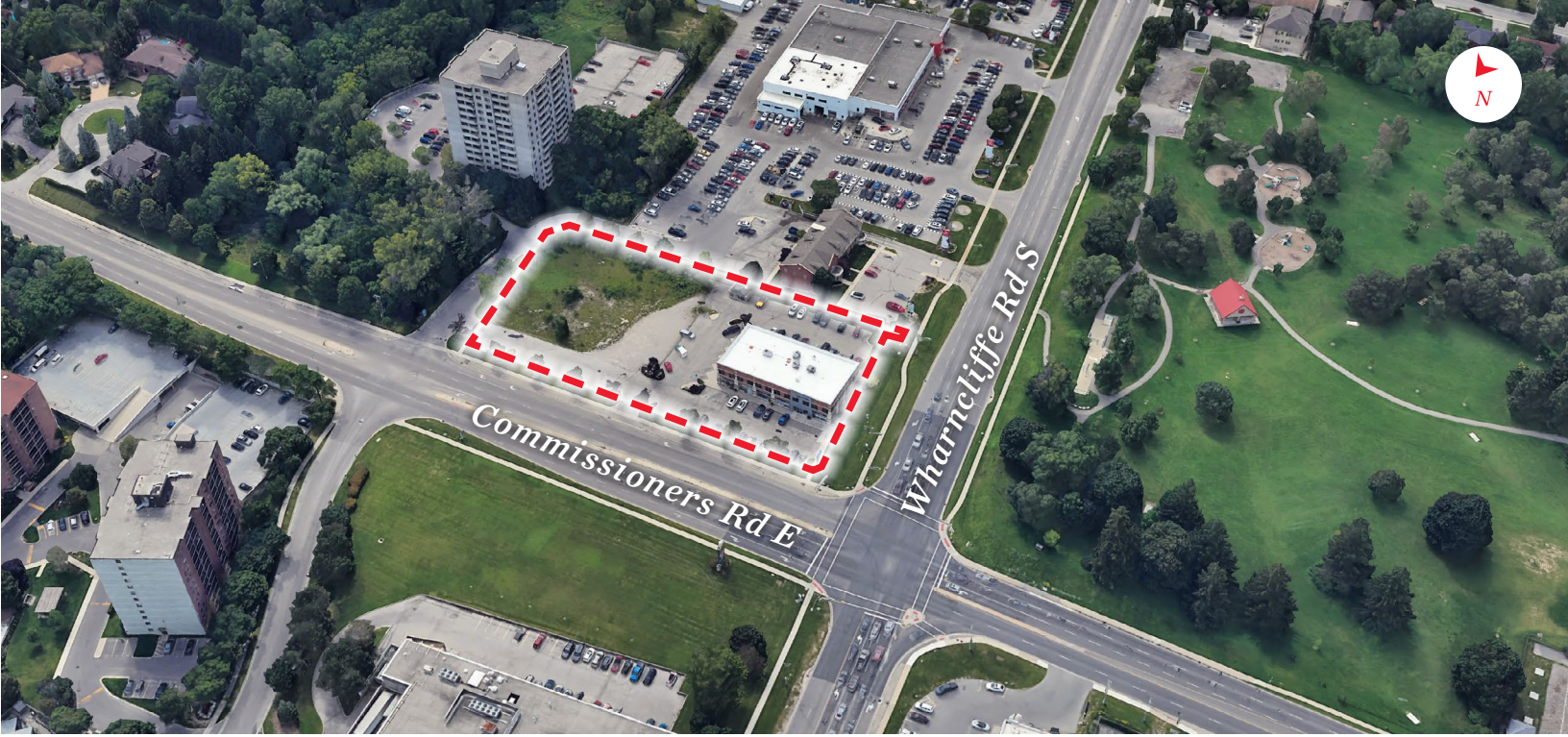
Sales Representative

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TRAFFIC VOLUMES

Over 34,000 vehicles per day



EXCELLENT FRONTAGE

Over 400' along Commissioners Road East



PRIME LOCATION

At the corner of two significant London routes



DEVELOPMENT POTENTIAL

Opportunity to construct 2 residential towers



BUILDING 100% LEASED

Net Operating Income as of Jan/24: \$218,624.48

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