

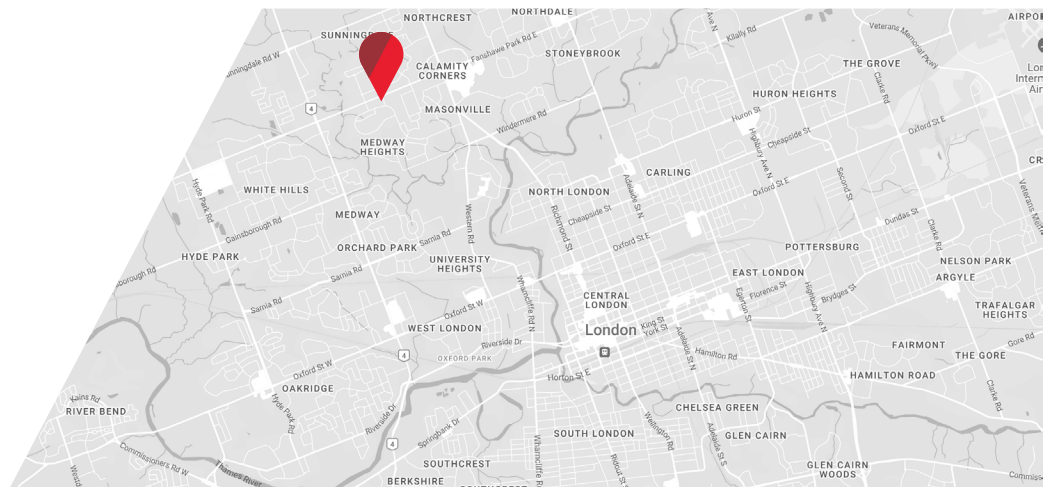


PRIME INVESTMENT AND DEVELOPMENT OPPORTUNITY IN NORTHWEST LONDON

# 215

## FANSHAWE PARK RD W, LONDON, ON

### FOR SALE | ASKING PRICE: \$15,500,000



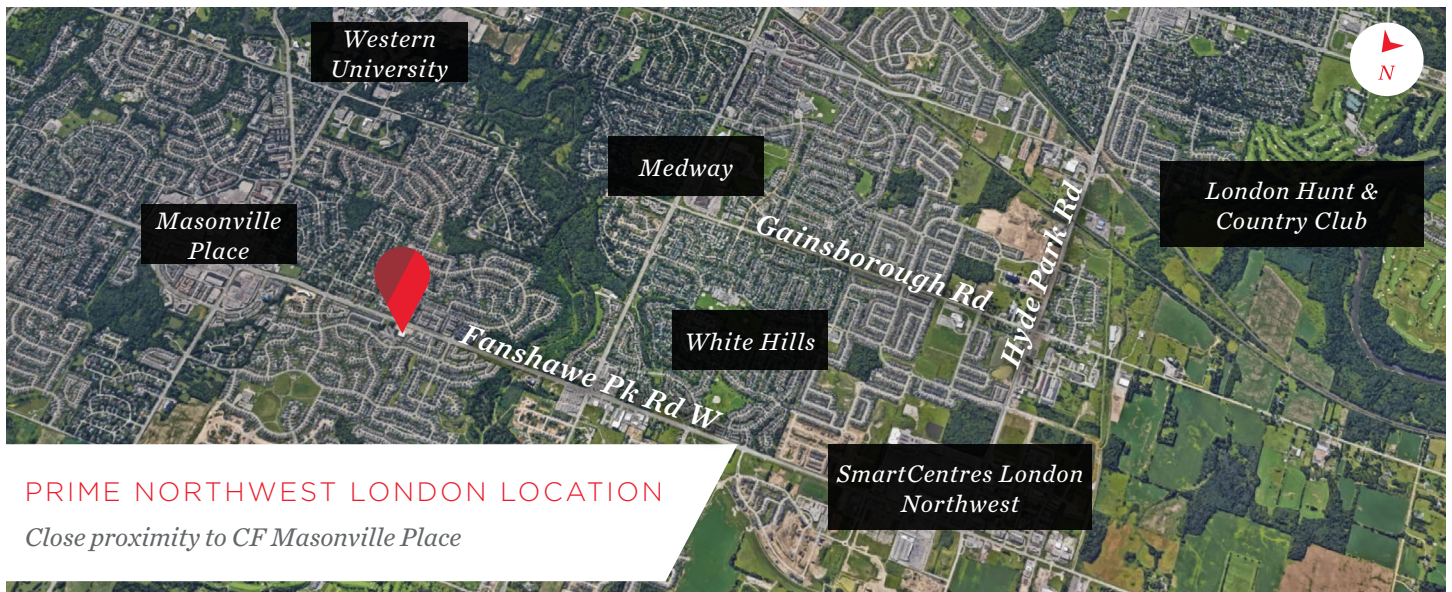
ASKING PRICE: \$15,500,000

# PROPERTY HIGHLIGHTS

Rare opportunity to purchase a well maintained, two storey, professional medical/office building in the sought after northwest London market. Potential to further develop the site with an estimated 24 unit residential development in addition to the existing building investment.

[Confidentiality Agreement](#) available for access to further income and expense information including rent roll.

- **Asking Price:** \$15,500,000
- **Building Area:** Approx. 28,530 SF Total
- **Site Area:** Approx. 1.769 acres
- **Zoning:** Restricted Office RO2(24) - see page 6 for details
- **Taxes:** \$140,110.42 (2023)
- **Signage:** On-site pylon sign with a digital panel
- Relatively flat/rectangular site
- Building is fully wheelchair accessible with elevator access to the upper floor
- Located directly on Fanshawe Park Rd W just west of Richmond St and east of Wonderland Rd N
- In close proximity to a major shopping node in north London including CF Masonville Place and down the street from schools, parks, and other amenities in the immediate area



## PRIME NORTHWEST LONDON LOCATION

Close proximity to CF Masonville Place

**100%**

LEASED MEDICAL/  
OFFICE BUILDING

**6**

TENANTS

**1**

INCOME  
GENERATING TOWER

**1**

TWO  
STOREY BUILDING

**RO2(24)**

RESTRICTED OFFICE  
ZONING

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# PROPERTY DETAILS

## 215 FANSHAWE PARK RD W, LONDON

TOTAL BUILDING AREA:	Approx. 28,530 SF
SITE AREA:	Approx. 1.769 Acres
FRONTAGE:	427.25 ft. along Fanshawe Park Rd W
APPROX. NET OPERATING INCOME/YR.:	Just over \$713,000/yr.
APPROX. NET INCOME/YR.:	Just over \$1,090,000/yr.
PROPERTY TAX:	\$137,032.55 (2022)
ZONING:	Restricted Office RO2(24)
YEAR BUILT:	8-10 years ago
CONSTRUCTION:	Concrete
ROOF:	Flat
SURFACE PARKING:	Plenty of on-site free parking for tenants and customers
INGRESS/EGRESS POINTS:	Fanshawe Park Rd W
OCCUPANCY RATE:	100% Leased
MUNICIPAL SERVICES:	Connected to municipal water and sewer
NUMBER OF UNITS:	6 Units   6 Tenants
PROPERTY TYPE:	Multi-Tenant, professional/medical office two storey building
ADDITIONAL NOTES	<p>Property consists of:</p> <ul style="list-style-type: none"> <li>• Relatively flat/rectangular 1.769 acre site</li> <li>• Professional/medical office two storey building on site</li> <li>• Building is fully wheelchair accessible with elevator access to the upper floor</li> <li>• 1 Income generating tower</li> <li>• Potential for medium density development with an estimated 24 residential units</li> </ul>



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# RENT ROLL & DEMOGRAPHICS

215 FANSHAWE PARK RD W, LONDON

Floor	Tenant	Size (SF)	Property Tax Portion	Start Date	End Date	Renewal
First	Guardian Pharmacy	1,400 SF	\$18,900.00	01-Jul-2015	30-Jun-2025	1 Term of 10 yrs.
First	CReATe Fertility London	4,095 SF	\$55,282.50	01-Apr-2021	31-Mar-2026	2 Terms of 5 yrs. each
First	LUXe	3,900 SF	\$52,650.00	01-Nov-2015	31-Oct-2025	1 Term of 10 yrs.
First	London Float	2,535 SF	\$34,222.50	01-Oct-2016	30-Sep-2026	3 Terms of 5yrs. each
First	Ari Prosthodontics	1,600 SF	\$21,600.00	1-Aug-2021	31-Jul-2031	2 Terms of 5 yrs. each
Second	AIM Health Group	15,000 SF	\$202,500.00	01-Jul-2015	30-Jun-2025	1 Term of 10 yrs.
<b>Total</b>		<b>12,339 SF</b>				
Bell Canada Tower: Generating approx. \$24,000/yr. in rent				01-Oct-2022	30-Sep-2027	3 Terms of 5yrs. each

**Approx. Net Income: Just over \$713,000/yr.**

**Approx. Gross Income: Just Over \$1,090,000/yr.**

## AVERAGE HOUSEHOLD INCOME\*

COM \$129,475  
CITY \$94,838

## TOTAL POPULATION\*

COM 48,975  
CITY 435,334

## EMPLOYMENT\*

EMPLOYED 63%  
UNEMPLOYED 37%

## HOUSEHOLDS NBH\*

OWNED 100%  
RENTED 0%

\*Sourced from GeoWarehouse

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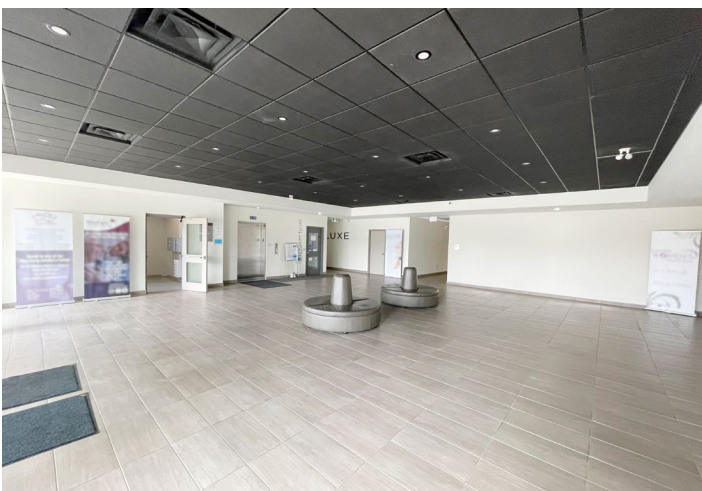


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# PROPERTY IMAGES



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# PERMITTED USES

## RESTRICTED OFFICE (RO2(24)) ZONE

Clinics	Medical/dental offices
Medical/dental laboratories	Offices
RO2(24)	
a) Additional Regulations	
i) Lot Area:	0.7 hectares (Minimum)
ii) Height:	9.0 metres (2 storeys maximum)
iii) Rear Yard Setback:	3.2 metres (Minimum)
iv) East Interior Side Setback:	2.1 metres (Minimum)
v) West Interior Side Setback:	5.1 metres (Minimum)
vi) Front Yard Setback To Parking Area:	1.0 metres To Parking Area (Minimum)
vii) Landscaped Open Space:	23% (Minimum)
viii) Parking Spaces:	131 (Minimum)
ix) Gross Leasable Floor Area (Z.-1-112019):	1,866.2 m2 (Maximum)
<a href="https://london.ca/sites/default/files/2023-07/Zoning%20By-law%20Section%2018_0.pdf">https://london.ca/sites/default/files/2023-07/Zoning%20By-law%20Section%2018_0.pdf</a>	



PRIME NORTH LONDON  
LOCATION



RESTRICTED OFFICE  
RO2(24) ZONING



ABUNDANCE OF LOCAL  
AMENITIES

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