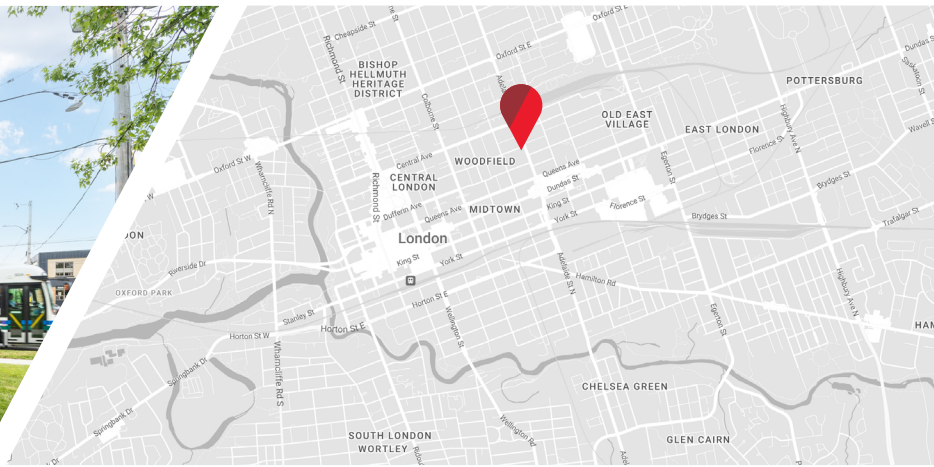


610 PRINCESS AVE  
LONDON, ONTARIO



CORNER SITE OFFICE CONVERSION | FOR SALE



 **CUSHMAN & WAKEFIELD**  
Southwestern Ontario

ASKING PRICE: \$825,000

# PROPERTY HIGHLIGHTS

Office conversion situated in close proximity to various amenities in the Historic Woodfield District

- **Building Area:** Approx. 4,700 SF
- **Site Area:** 0.17 Acres
- **Zoning:** Arterial Commercial (AC2(4))
  - » Permits a broad range of uses including but not limited to offices, clinics, personal service establishments and daycares
- **Official Plan Designation:** Urban Corridors
- **Taxes:** \$9,239.96 (2023)
- **Parking:**
  - » 12 Stalls
- Roof replaced in 2017
- The building is comprised of a mix of meeting rooms, open areas, private offices, lunchroom and an upper one bedroom apartment
- Located within the city's core, conveniently positioned to all edges of the city and on a major bus route
- There is residential development potential in returning the property to a duplex or multi-unit residential



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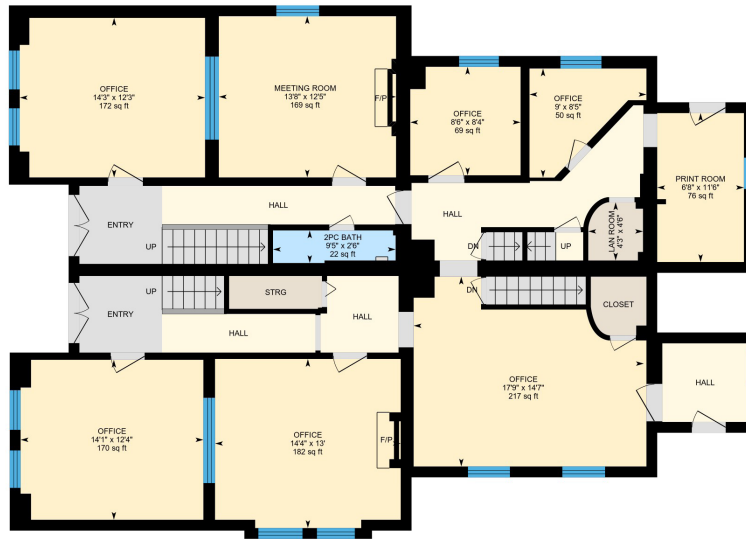
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# FLOOR PLANS

## MAIN FLOOR

### 610 Princess Ave, London, ON

Main Floor Exterior Area 1971.27 sq ft  
Interior Area 1789.28 sq ft



PREPARED: 2023/06/24

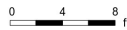


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

### 610 Princess Ave, London, ON

2nd Floor Exterior Area 1811.62 sq ft  
Interior Area 1664.95 sq ft  
Excluded Area 15.32 sq ft

## SECOND FLOOR



PREPARED: 2023/06/24



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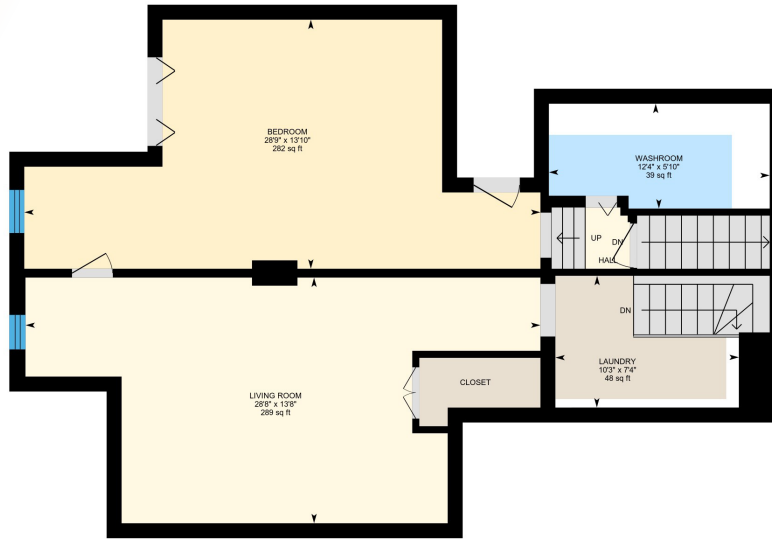
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# FLOOR PLANS

## THIRD FLOOR

610 Princess Ave, London, ON

3rd Floor Exterior Area 915.71 sq ft  
Interior Area 788.79 sq ft  
Excluded Area 37.17 sq ft



PREPARED: 2023/06/24

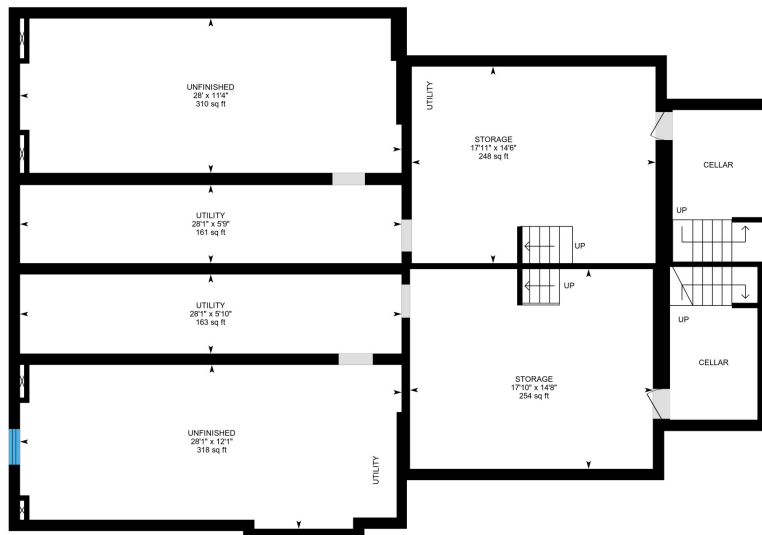


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610 Princess Ave, London, ON

Basement (Below Grade) Exterior Area 156.54 sq ft  
Excluded Area 1764.80 sq ft

## BASEMENT



PREPARED: 2023/06/24



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# PROPERTY IMAGES



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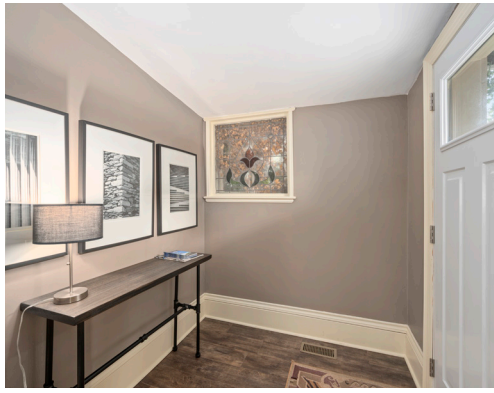
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