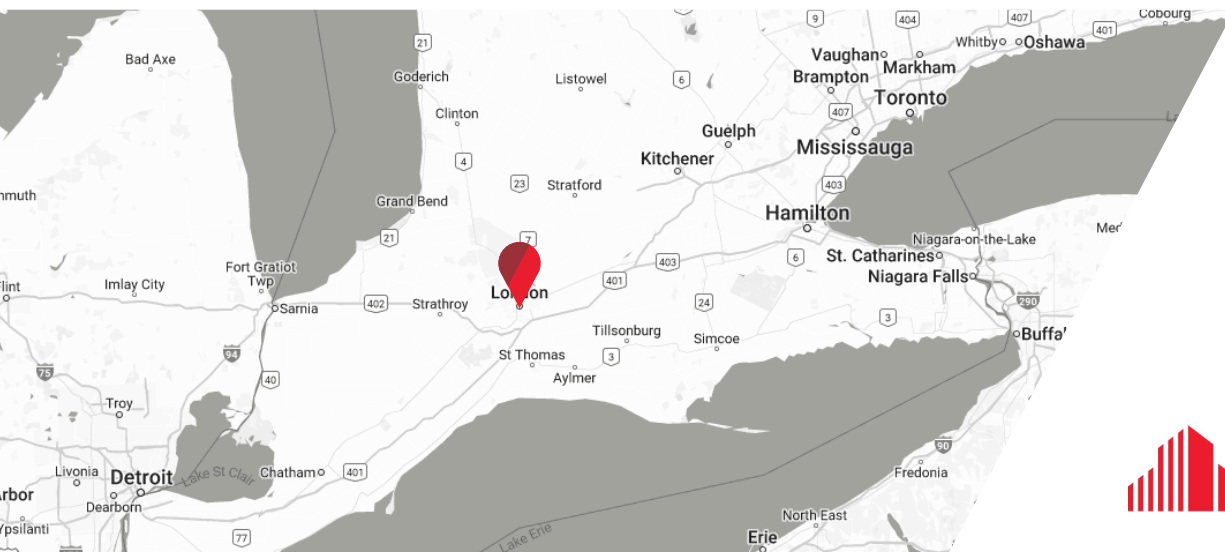




301 YORK STREET
LONDON, ONTARIO

DEVELOPMENT LAND OPPORTUNITY IN DOWNTOWN LONDON

Asking Price: \$41,400,000
Site Area: 4.3 Acres



PROPERTY HIGHLIGHTS

This contiguous 4+ acre parcel of land is located within the city's core across from the convention centre and footsteps from the train station and all major amenities. The property's highest and best use is a large mixed-use development please refer to the concept plan on page 3 showing the potential for 1,380 units, in the interim income can be obtained from parking and advertising. The property is within the downtown Development Charge exemption zone for multi-family development (to be verified with the City of London).

- **Parking:** 500 spaces
- **Zoning:** DA2
- **Taxes:** \$378,504.22 (2023)

Please contact the listing brokerage for access to a data room with ESA report, survey, zoning, tax bills, planning and servicing information.



JAMESON LAKE

Sales Representative

519 438 8548

jameson.lake@cushwakeswo.com

BRENT RUDELL

Broker of Record

519 438 5608

brent.rudell@cushwakeswo.com

ANDREW JOHNSON

Sales Representative

519 438 8639

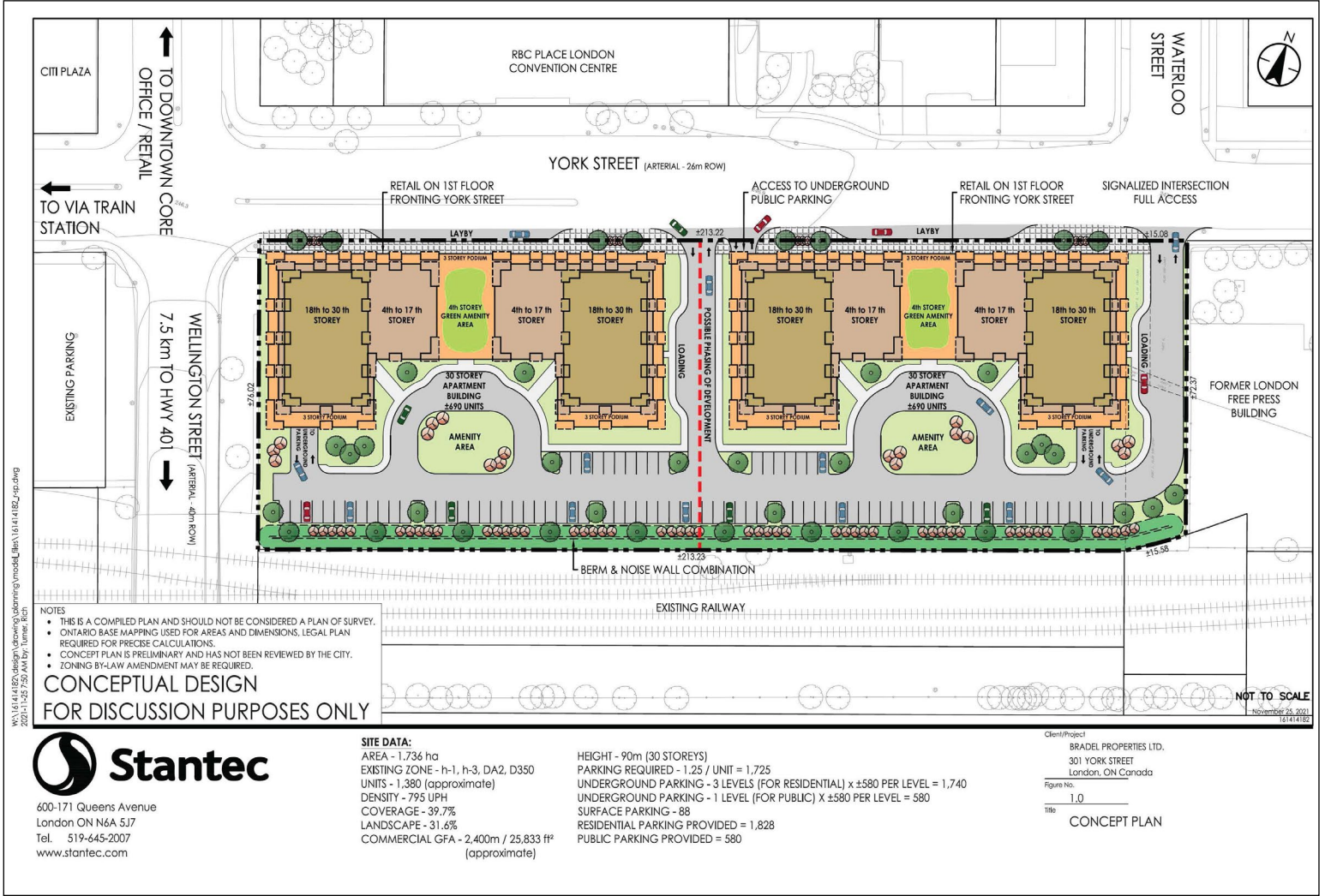
andrew.johnson@cushwakeswo.com

**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

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CONCEPT PLAN



NOTES

- THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.
- ONTARIO BASE MAPPING USED FOR AREAS AND DIMENSIONS, LEGAL PLAN REQUIRED FOR PRECISE CALCULATIONS.
- CONCEPT PLAN IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.
- ZONING BY-LAW AMENDMENT MAY BE REQUIRED.

CONCEPTUAL DESIGN FOR DISCUSSION PURPOSES ONLY

NOT TO SCALE
November 28, 2023
1414182.dwg



600-171 Queens Avenue
London ON N6A 5J7
Tel. 519-645-2007
www.stantec.com

SITE DATA:
AREA - 1.736 ha
EXISTING ZONE - h-1, h-3, DA2, D350
UNITS - 1,380 (approximate)
DENSITY - 795 UPH
COVERAGE - 39.7%
LANDSCAPE - 31.6%
COMMERCIAL GFA - 2,400m / 25,833 ft² (approximate)

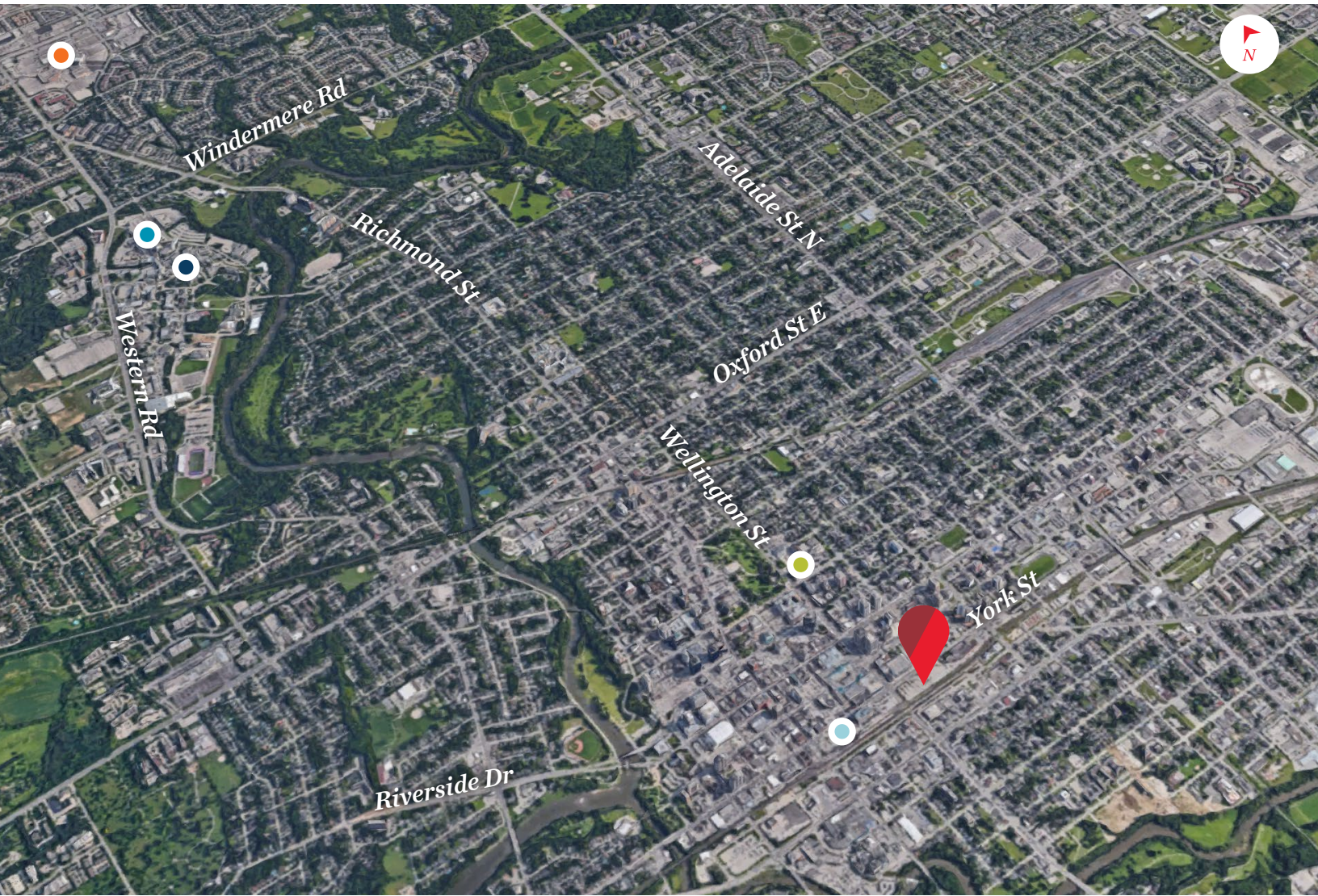
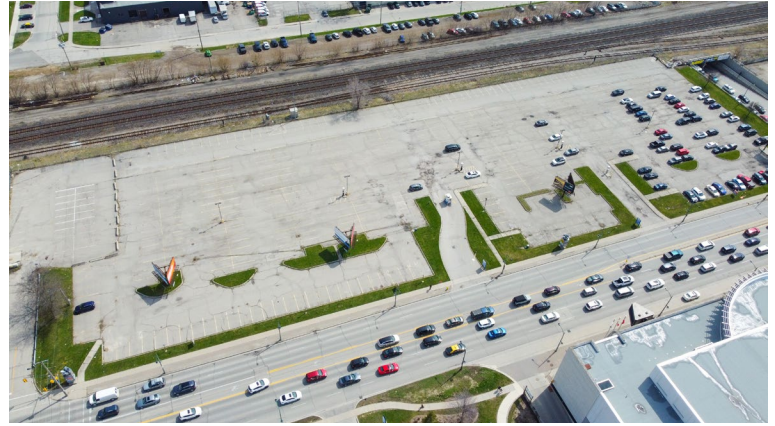
HEIGHT - 90m (30 STOREYS)
PARKING REQUIRED - 1.25 / UNIT = 1,725
UNDERGROUND PARKING - 3 LEVELS (FOR RESIDENTIAL) x ±580 PER LEVEL = 1,740
UNDERGROUND PARKING - 1 LEVEL (FOR PUBLIC) X ±580 PER LEVEL = 580
SURFACE PARKING - 88
RESIDENTIAL PARKING PROVIDED = 1,828
PUBLIC PARKING PROVIDED = 580

Client/Project
BRADEL PROPERTIES LTD.
301 YORK STREET
London, ON Canada
Figure No.
1.0
Title
CONCEPT PLAN

<p>JAMESON LAKE Sales Representative 519 438 8548 jameson.lake@cushwakeswo.com</p>	<p>BRENT RUDELL Broker of Record 519 438 5608 brent.rudell@cushwakeswo.com</p>	<p>ANDREW JOHNSON Sales Representative 519 438 8639 andrew.johnson@cushwakeswo.com</p>	<p>CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO 850 Medway Park Dr, Suite 201 London, Ontario N6G 5C6 www.cushwakeswo.com</p>
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PROPERTY IMAGES & AERIAL MAP



- CF MASONVILLE PLACE
- UNIVERSITY HOSPITAL
- WESTERN UNIVERSITY
- VIA RAIL LONDON
- LONDON ONTARIO CITY HALL

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